

SAN FRANCISCO POLICE DEPARTMENT **TRAFFIC COMPANY & FORENSIC SERVICES DIVISION** FACILITY

**San Francisco Arts Commission
Civic Design Review
Phase 1: Schematic Design
October 17, 2016**



MISSION / GOALS

TO DESIGN AN INNOVATIVE BUILDING THAT FOCUSES ON SUSTAINABLE,
FUNCTIONAL, AND BEAUTIFUL DESIGN WHILE MAKING A SIGNIFICANT
CONTRIBUTION TO THE URBAN SETTING IN WHICH IT'S LOCATED.

-SF Traffic Company & Forensic Services Division

REVITALIZING.
RESILIENT.
SECURE.
TRANSPARENT.
SUSTAINABILITY.
PERFORMANCE.
TRANSFORMATIVE.
COLLABORATIVE.
FUNCTIONAL.
DISCOVERY.



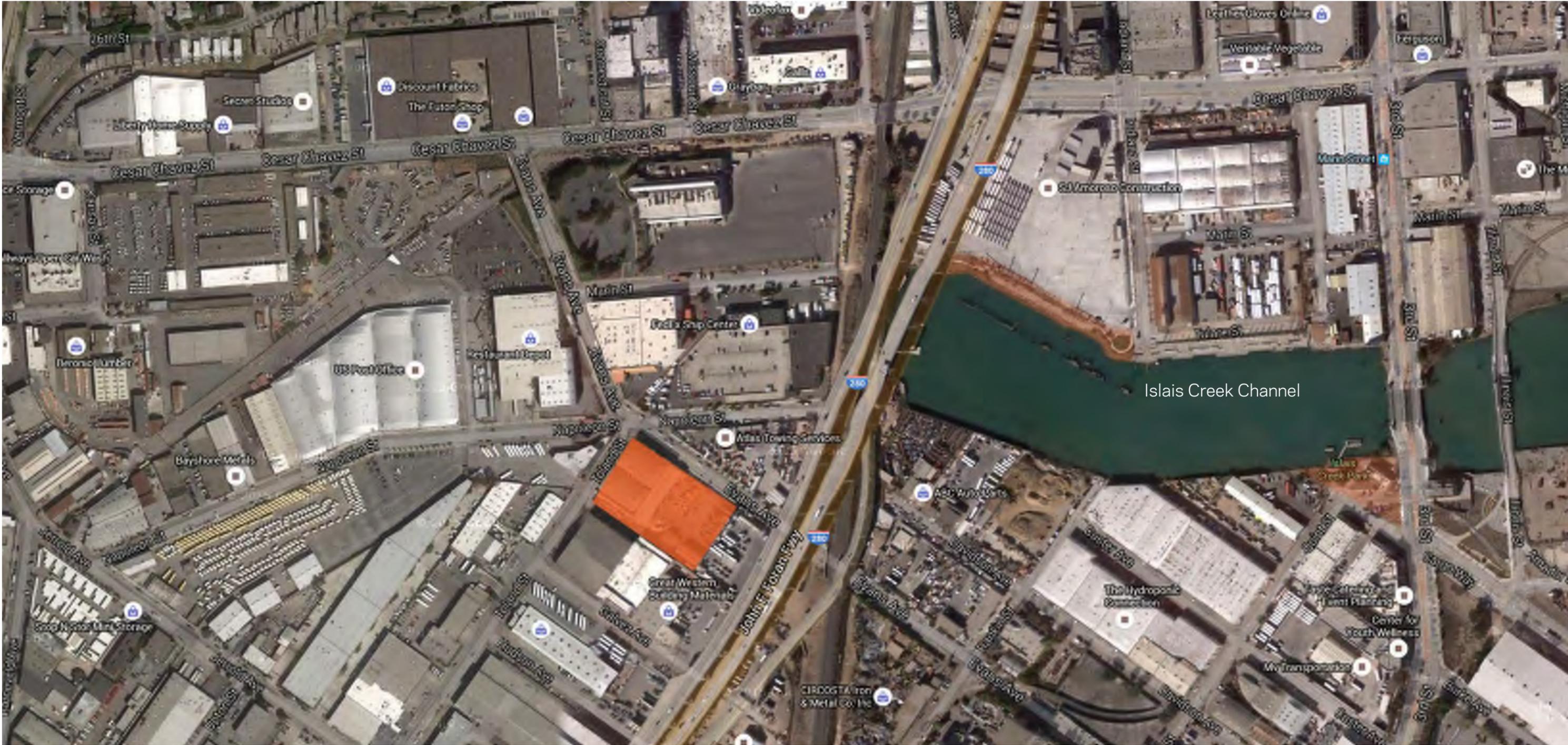
REFERENCE + INSPIRATION

RESILIENT. SECURE. CIVIC. TRANSPARENT



CONTEMPORARY. TIMELESS. REVITALIZING

SITE PLAN



0' 200' 400' 1000'

Site

Park



IDENTITY & PLACE



EXISTING CONDITION



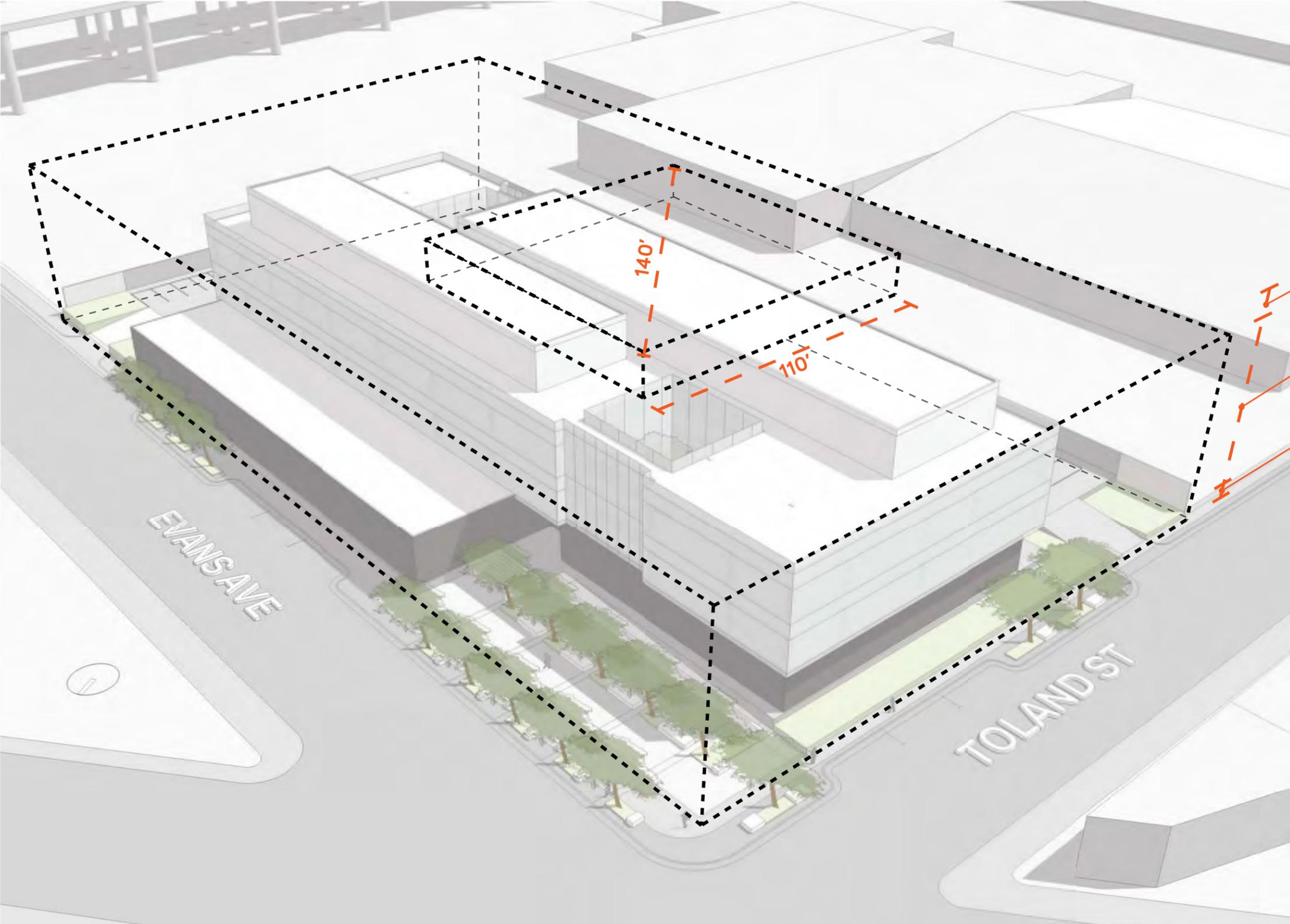
IDENTITY & PLACE

CORE PRODUCTION, DISTRIBUTION, AND REPAIR

DESIGNED TO PERMIT NON-INDUSTRIAL, NON-RESIDENTIAL USES THAT ARE COMPATIBLE WITH THE OPERATIONAL CHARACTERISTICS OF BUSINESSES IN THE AREA --(CITY OF SAN FRANCISCO PLANNING GUIDANCES)



ZONING / MASSING CODE RESTRICTIONS



20' (85' Max Height with Setback)

61' (65' Max Building Height)

4' Flood Elevation

- No setback requirement from SFPC
- Set back requirement from FMND:
 - 15' along Toland St.
 - 24' along Evans Ave.
 - 26' along Southern Property Border
 - 46' parking setback at Evans Ave.
- Parking requirement from SFPC:
 - 132 parking stalls total
- Allowable Floor Area Ratio Limit:
 - 5:1 (446,000sf)

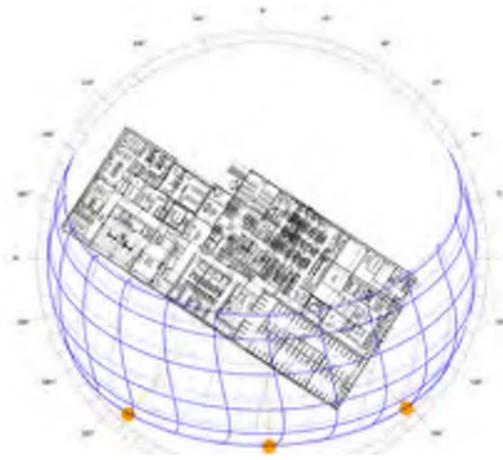
1. DESIGN DRIVERS

PROGRAM



FLEXIBLE
SECURE
RESILIENT

PERFORMANCE



SUSTAINABLE
COST EFFECTIVE

IDENTITY & CONTEXT



REVITALIZING
CONTEMPORARY
CIVIC

MATERIALS

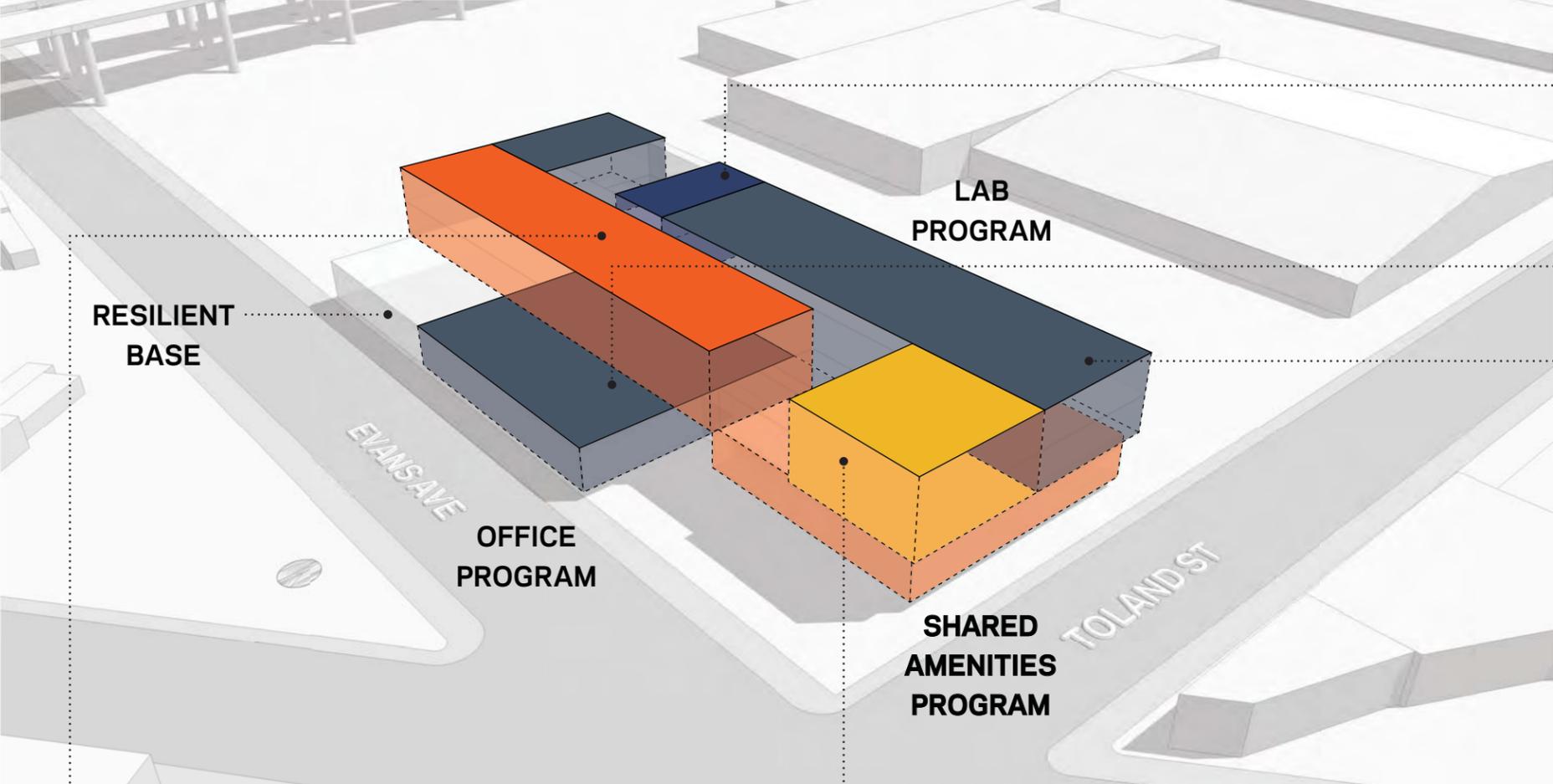


DURABLE
AFFORDABLE
TIMELESS

MASSING CONCEPT



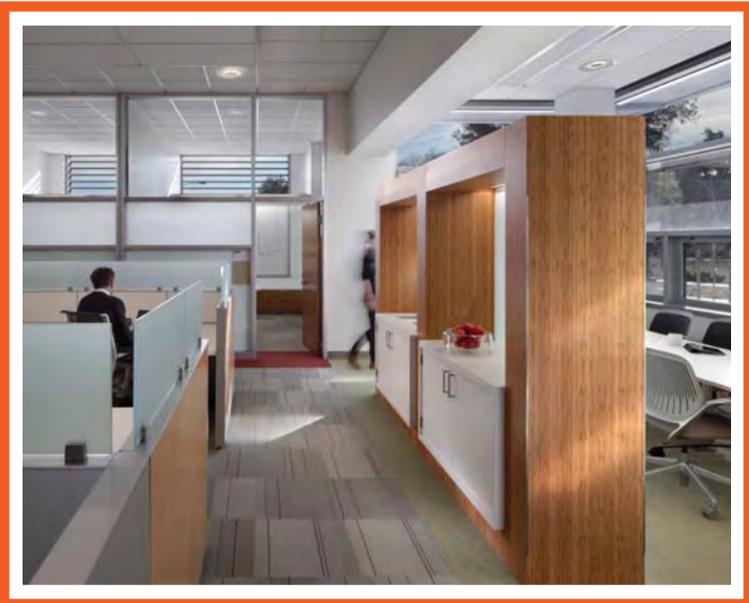
PROGRAM DRIVEN



DISCOVERY



INTERACTIVE



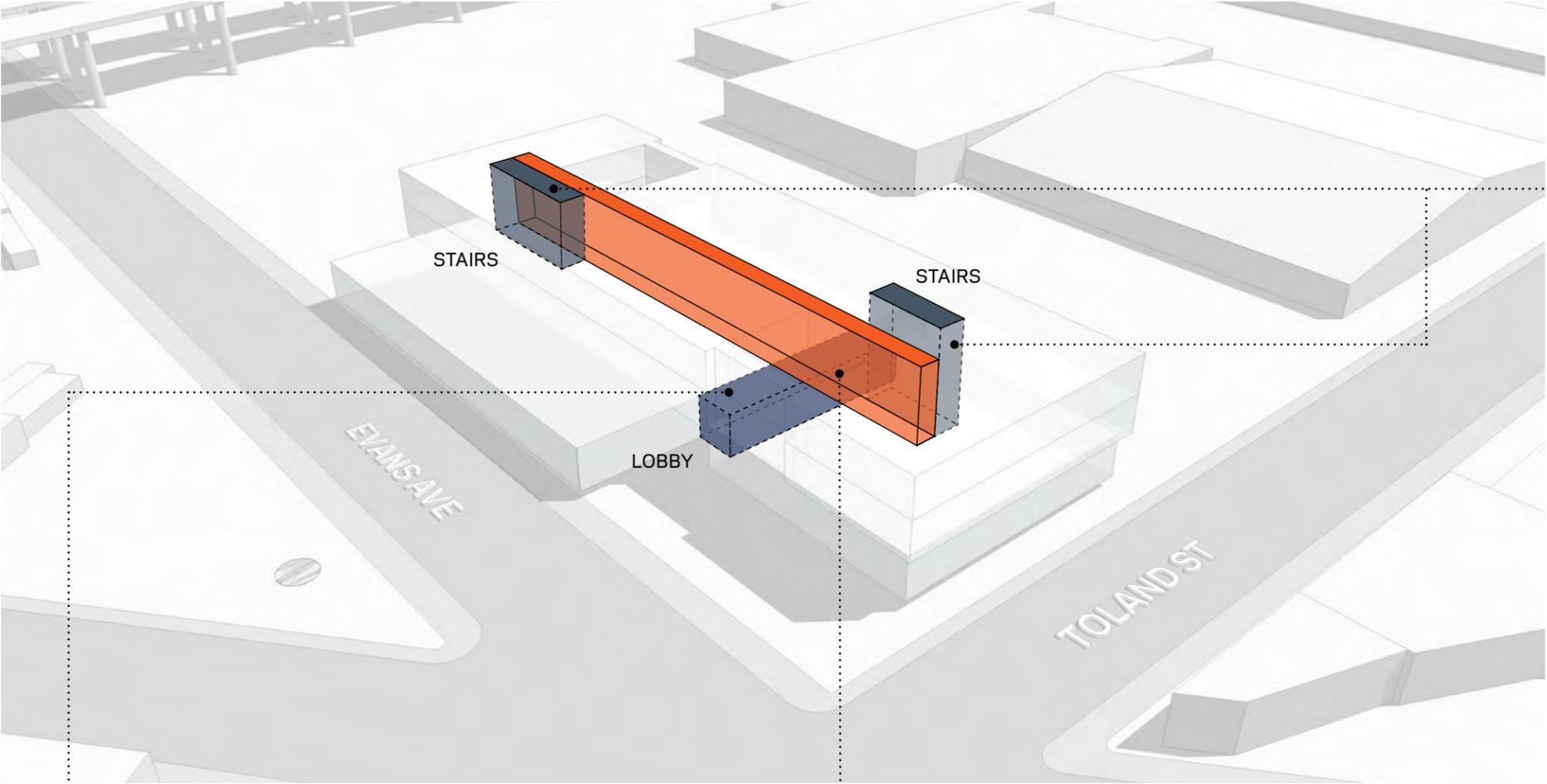
HEALTH



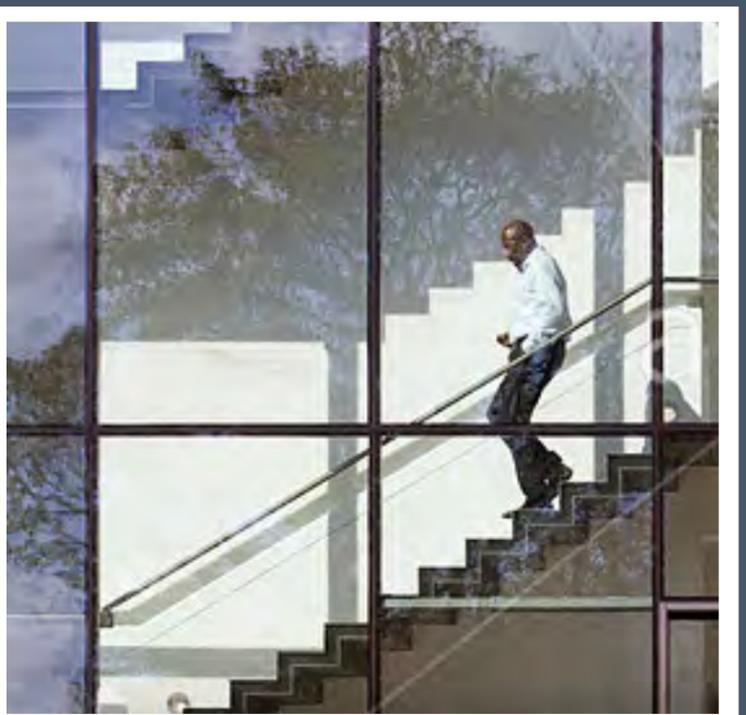
EDUCATIONAL



PROGRAM DRIVEN



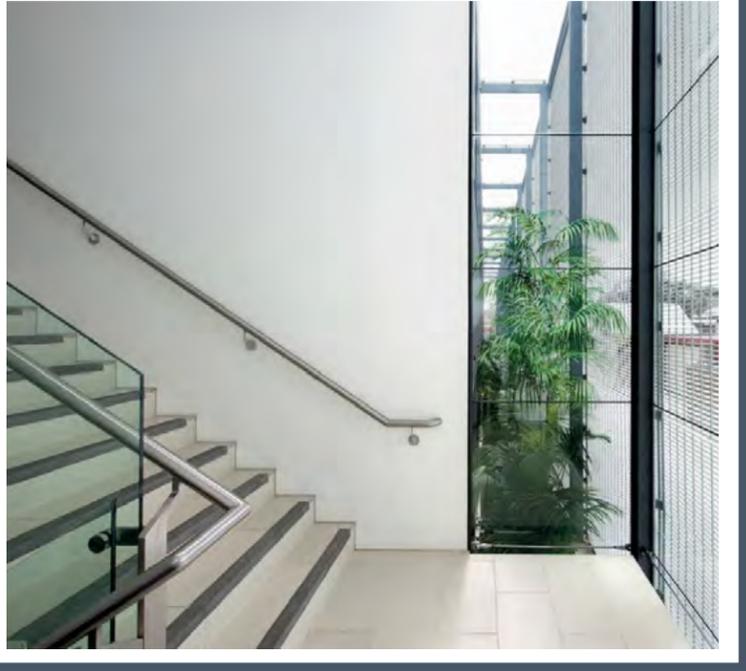
FUNCTIONAL



COMMUNITY PARTNER

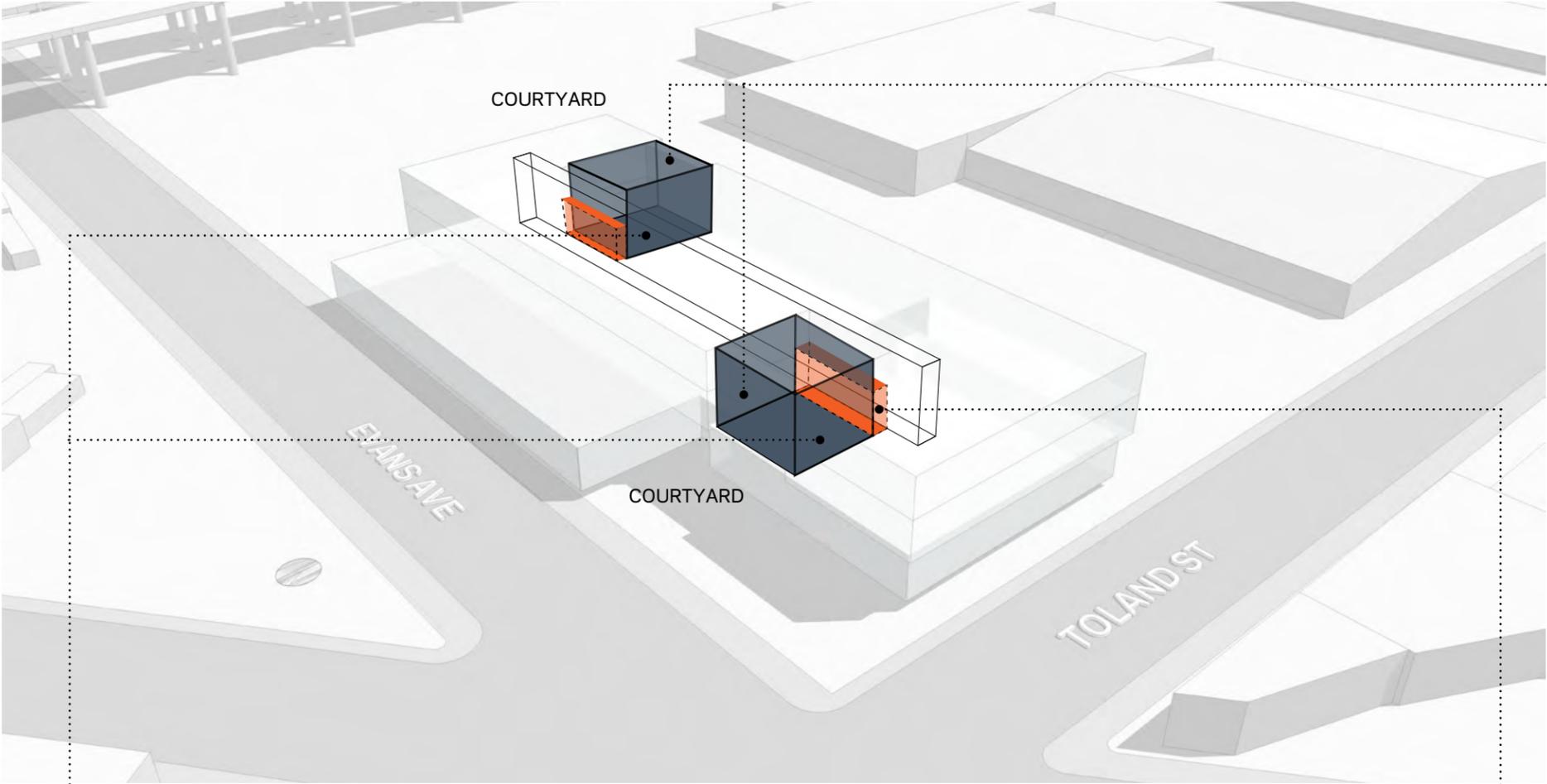


FUTURE THINKING



PROJECT REVIEW

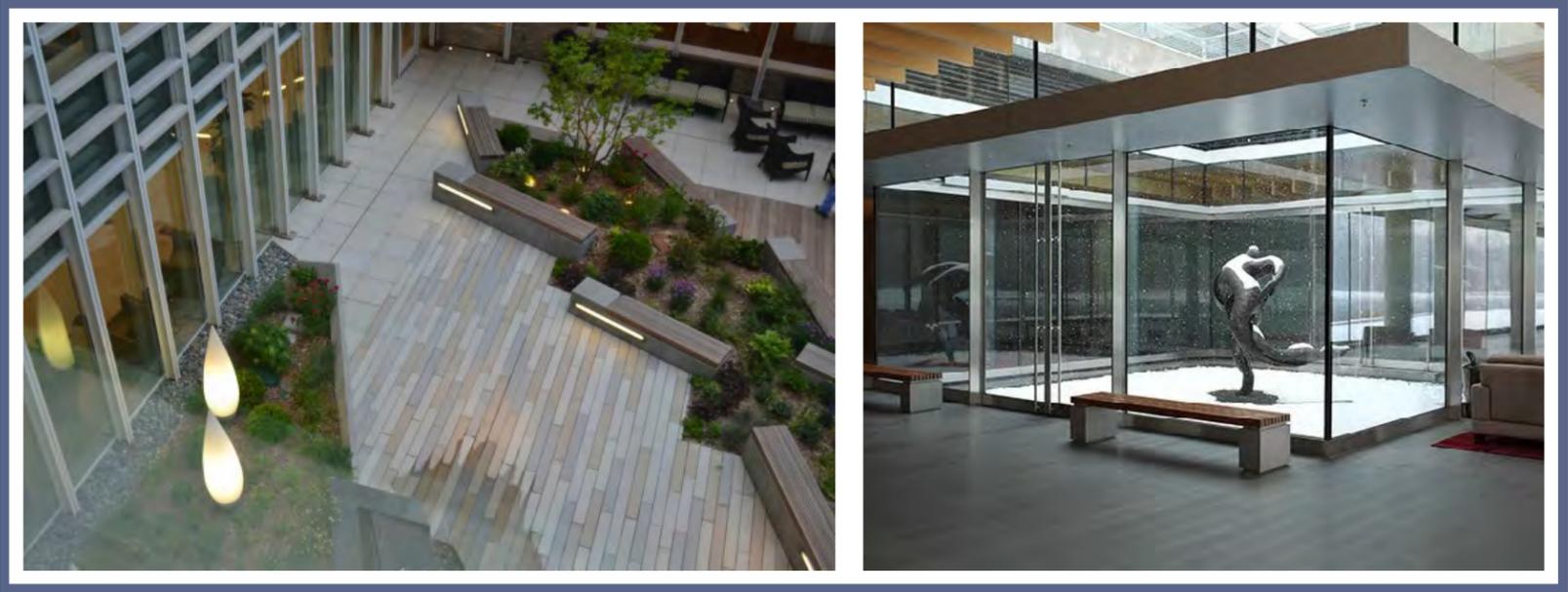
PROGRAM DRIVEN



LOW IMPACT



SUSTAINABILITY

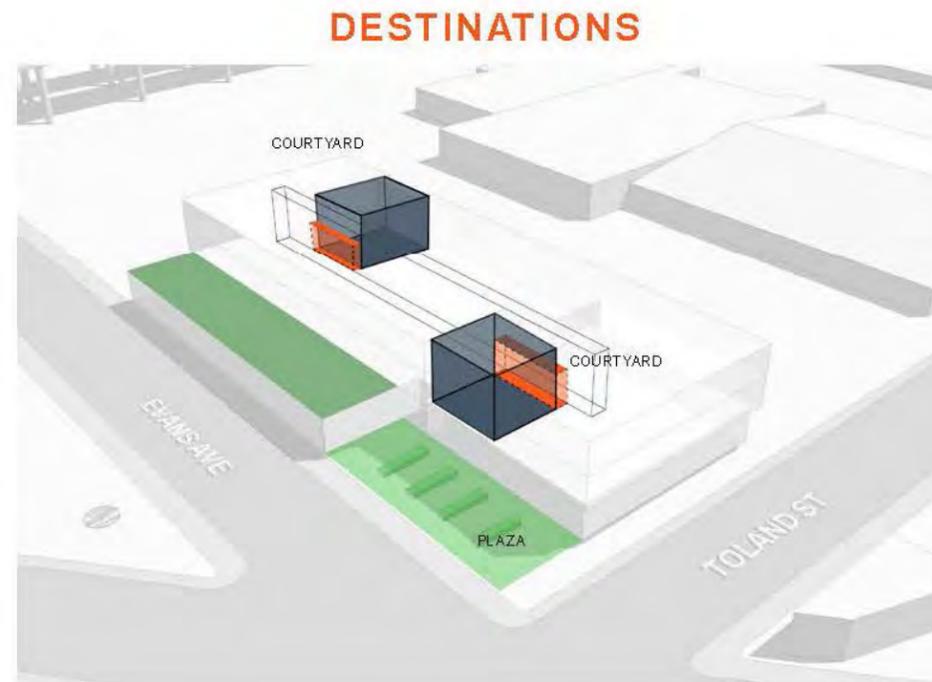


COLLABORATIVE

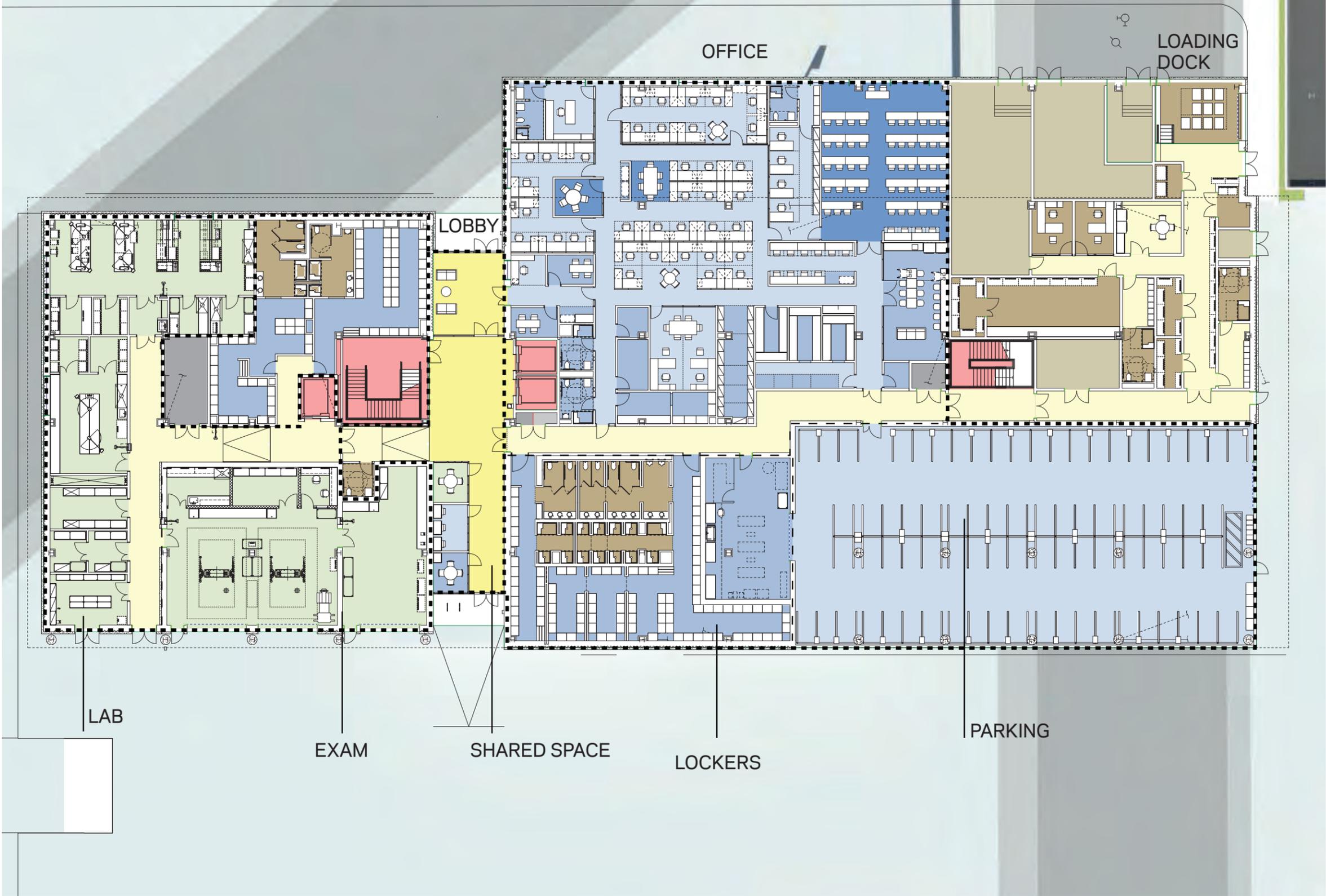


PROGRAM DRIVEN

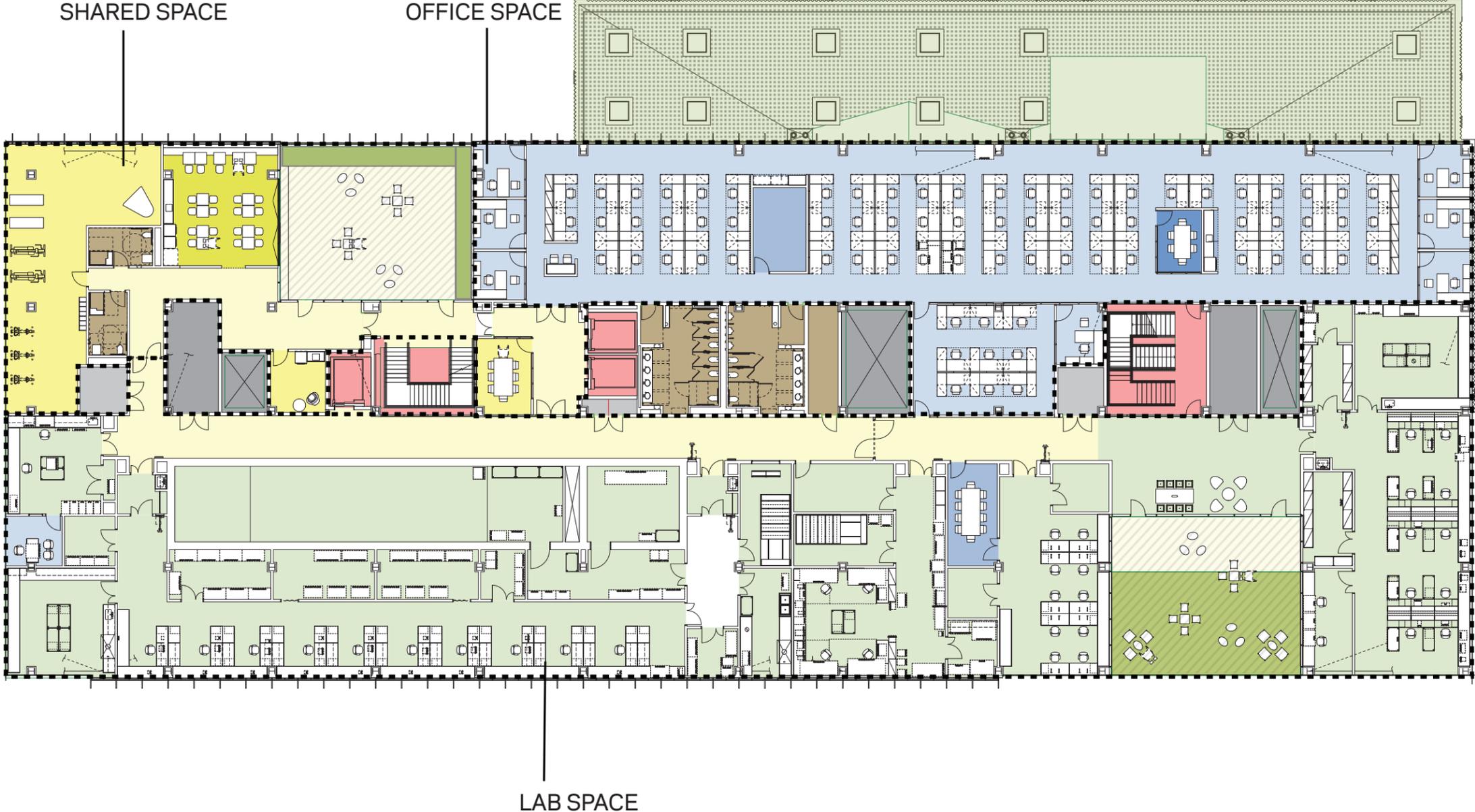
BUILDING PARTI & ORGANIZATION



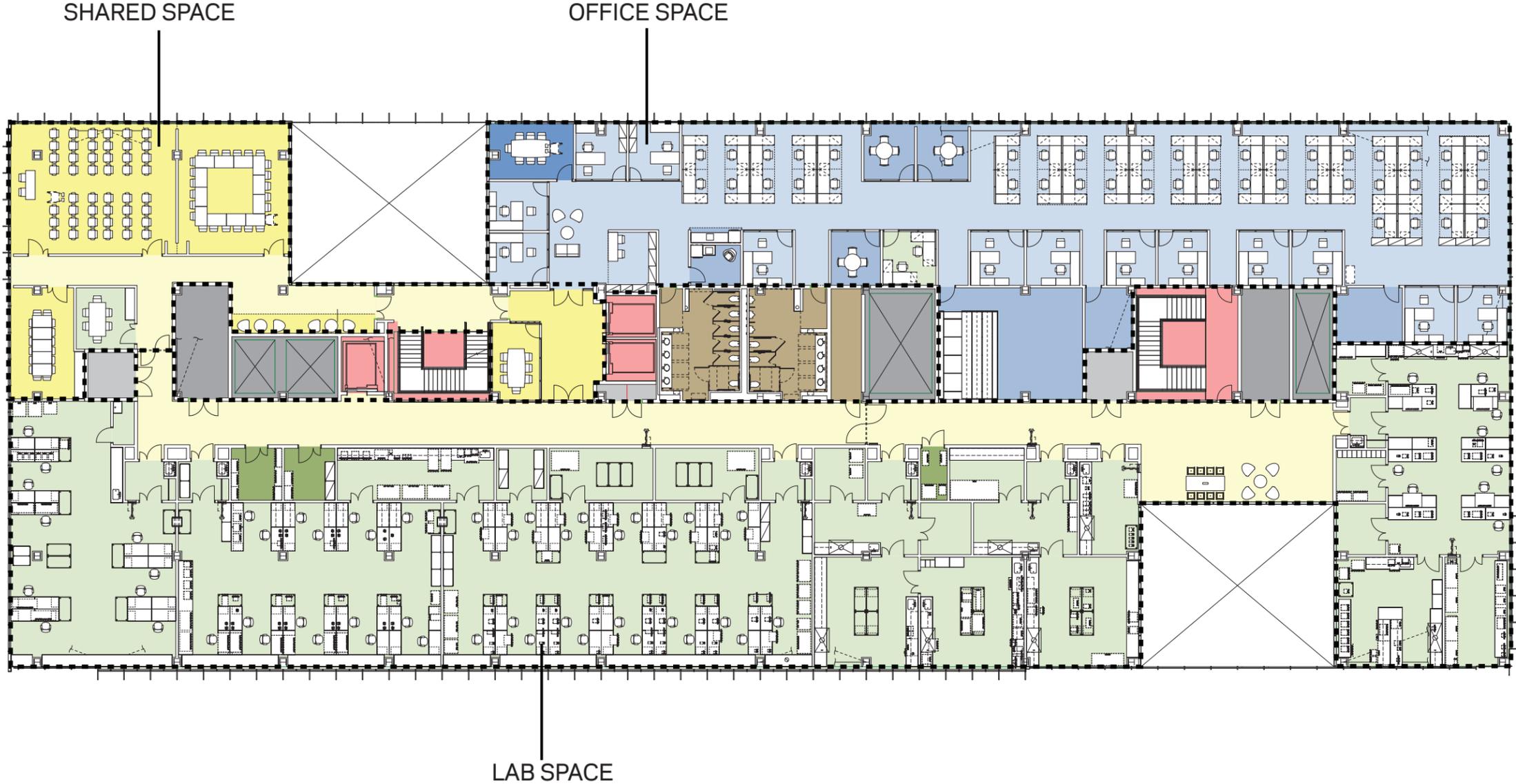
PROGRAM - LEVEL 1



PROGRAM - LEVEL 2



PROGRAM - LEVEL 3



WORKING DISCOVERY / DAY LIT EDGES



RESPITE & COLLABORATION SPACES



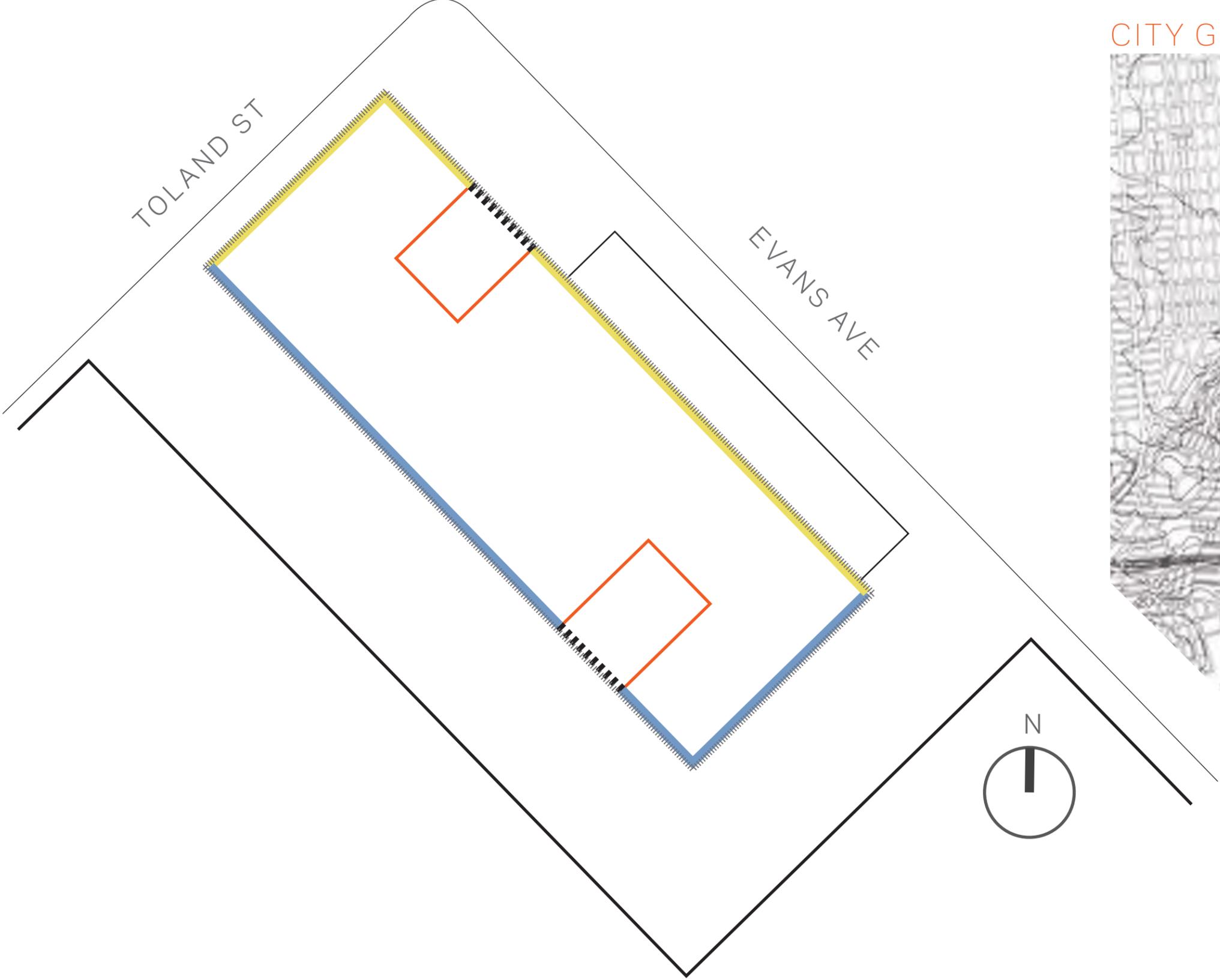
WORKING & RESPITE SPACES



SITE PLAN



PERFORMANCE / SOLAR RESPONSIVE DESIGN



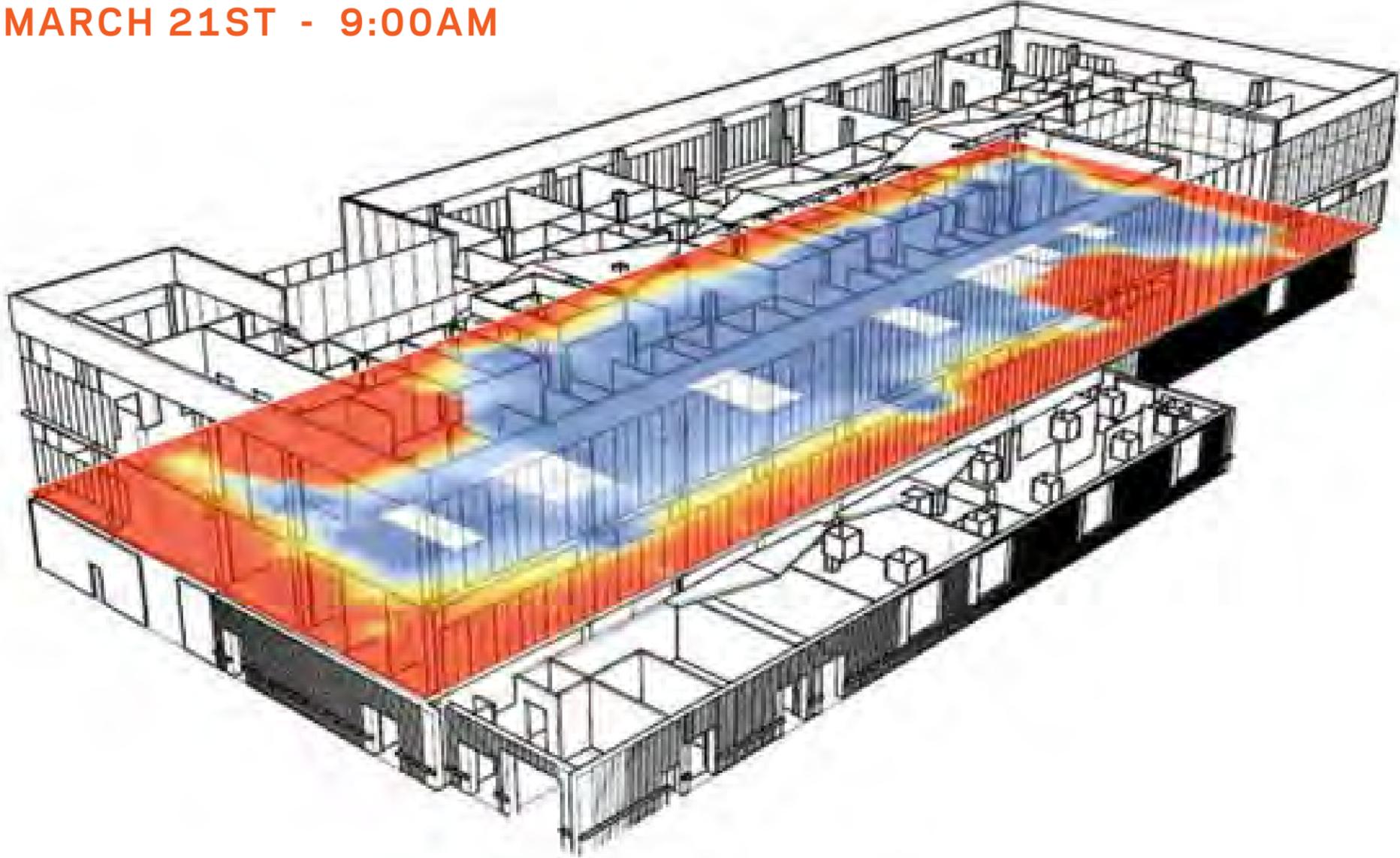
CITY GRID SHIFT



- OPAQUE SKIN — blue line
- CURTAIN WALL — yellow line
- COURTYARD GLAZING — orange line
- SCREEN — dotted line

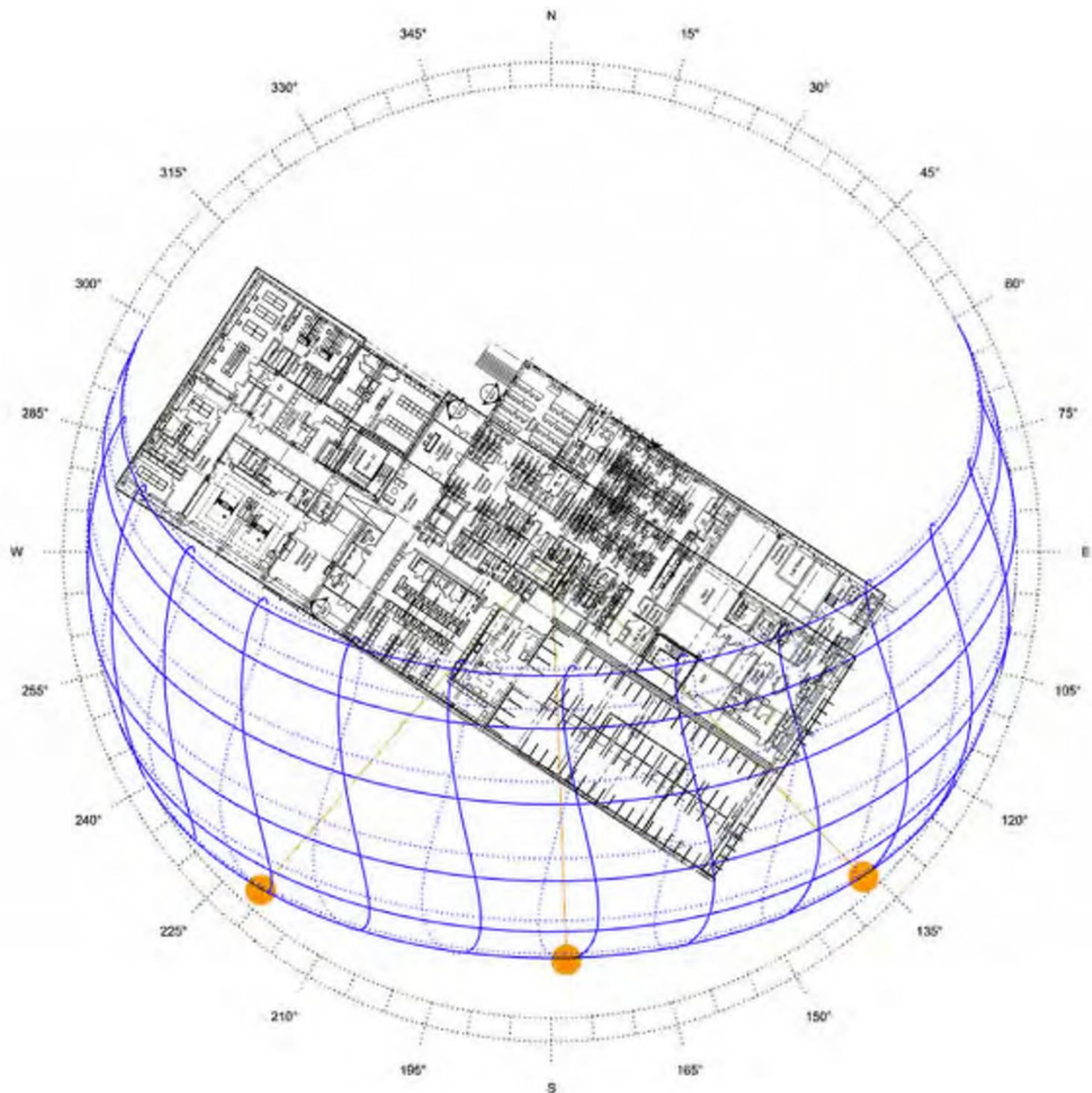
DAYLIGHT ANALYSIS - HEAT GAIN & GLARE

NO SHADING DEVICE, CLEAR GLASS
MARCH 21ST - 9:00AM



SOLAR ANGLE

PERFORMANCE / SOLAR ANALYSIS



VERTICAL

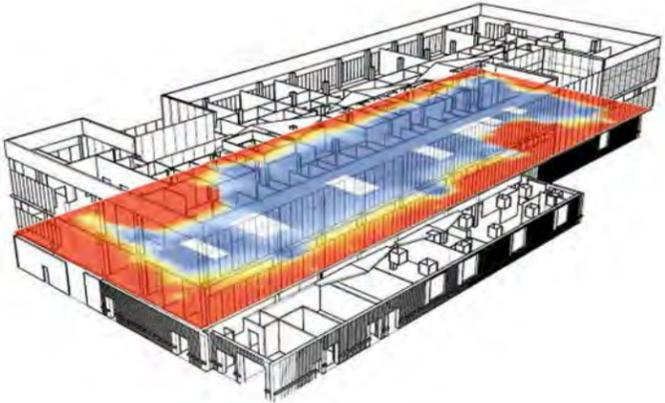
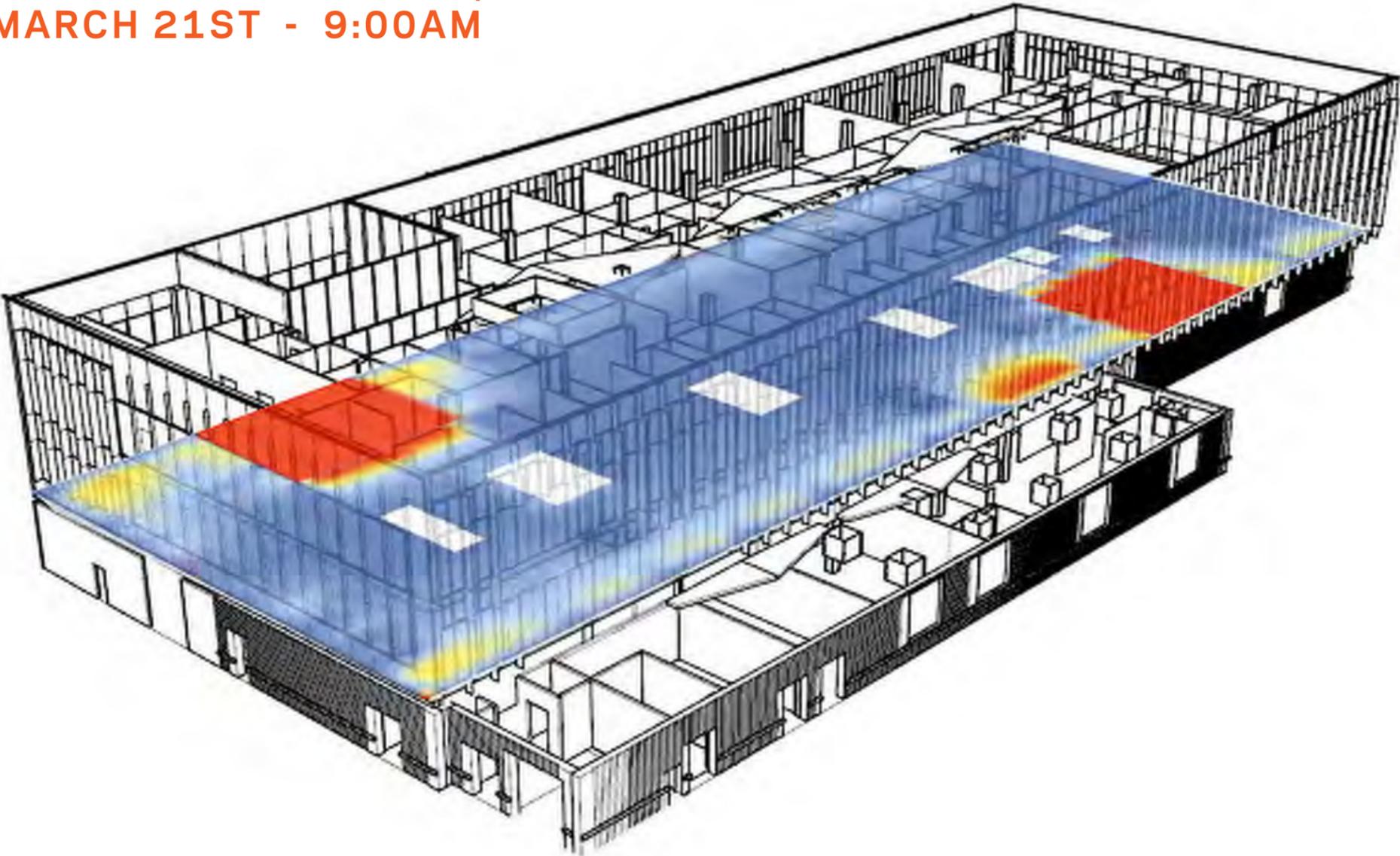


HORIZONTAL



MULLION FIN SHADING

WITH SHADING DEVICE, CLEAR GLASS
MARCH 21ST - 9:00AM



NO SHADING DEVICE

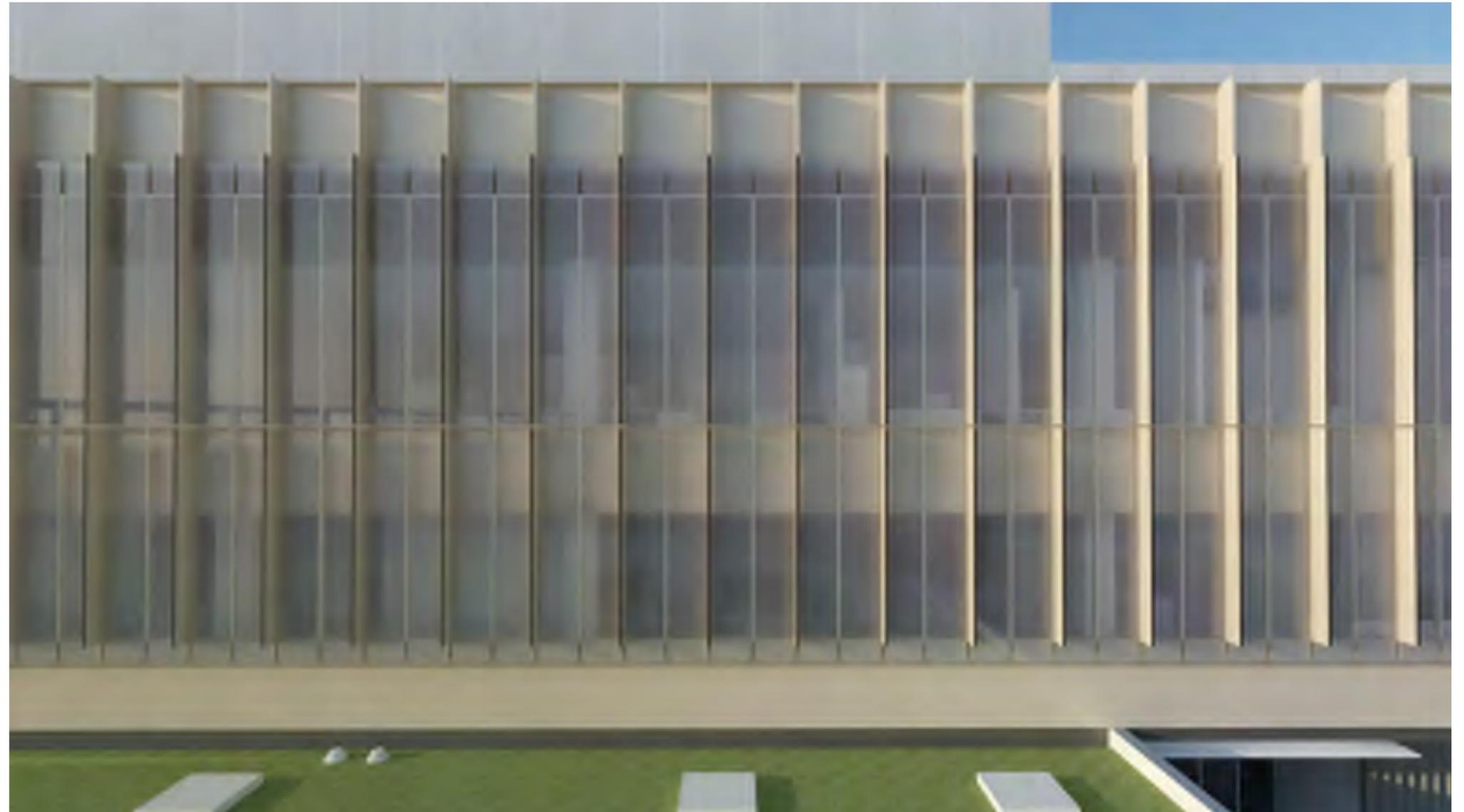
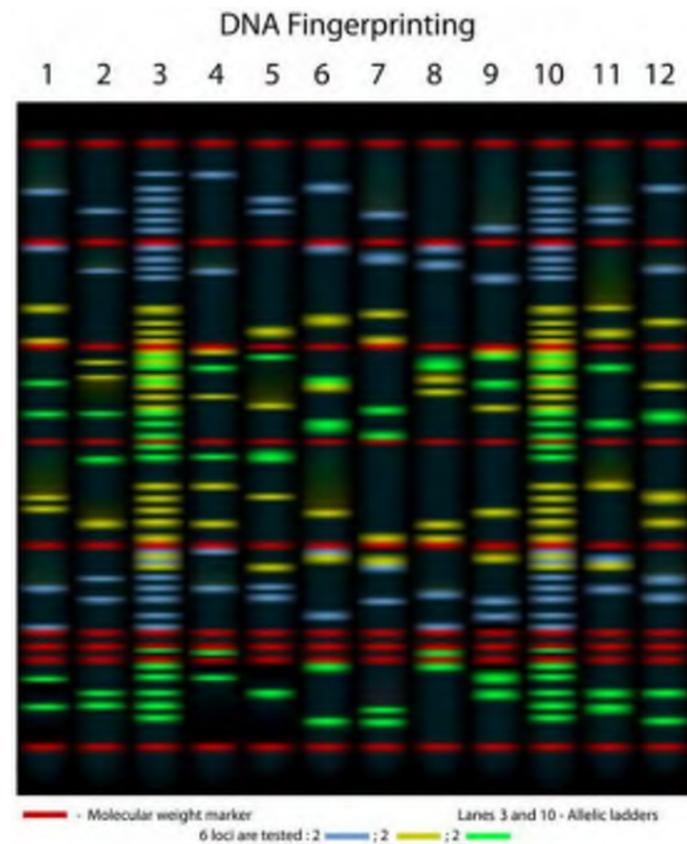


SOLAR ANGLE

2. SD CONCEPT

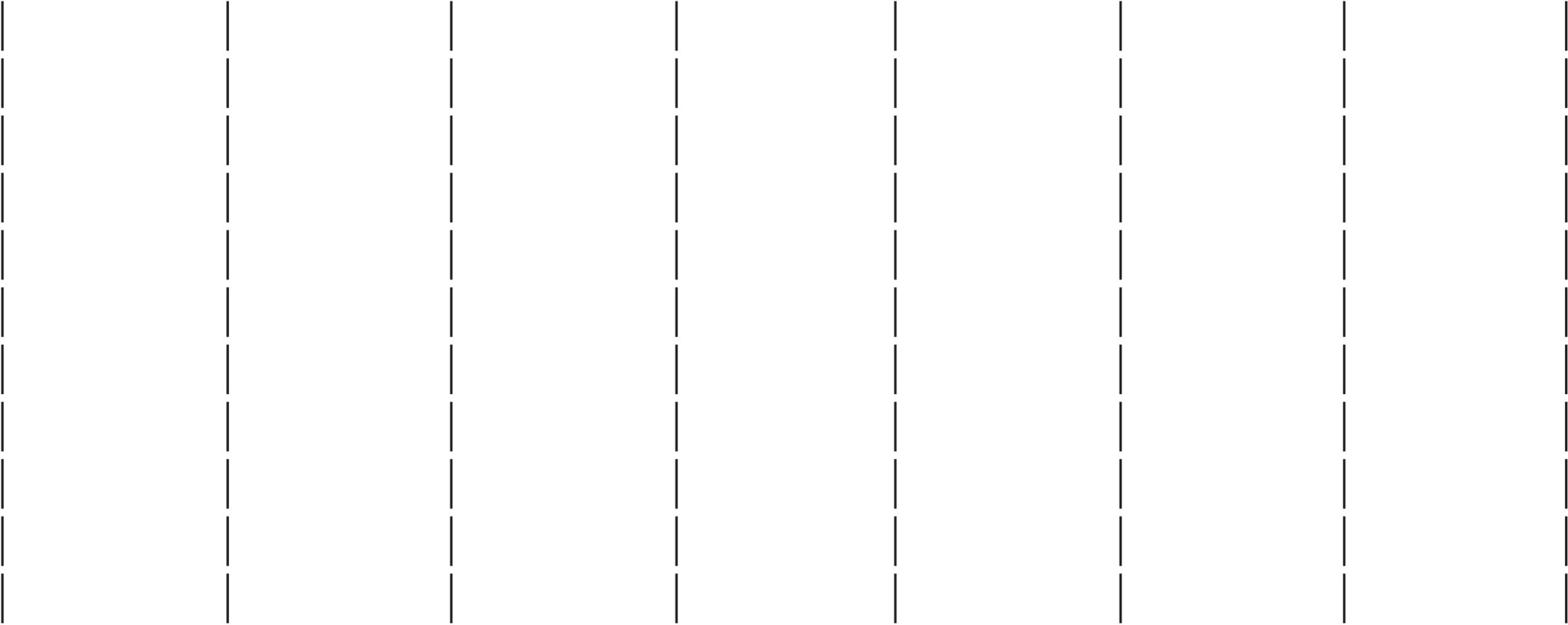
STRANDS & BLOCKS

Essential Concept:
Metaphor for DNA/Science



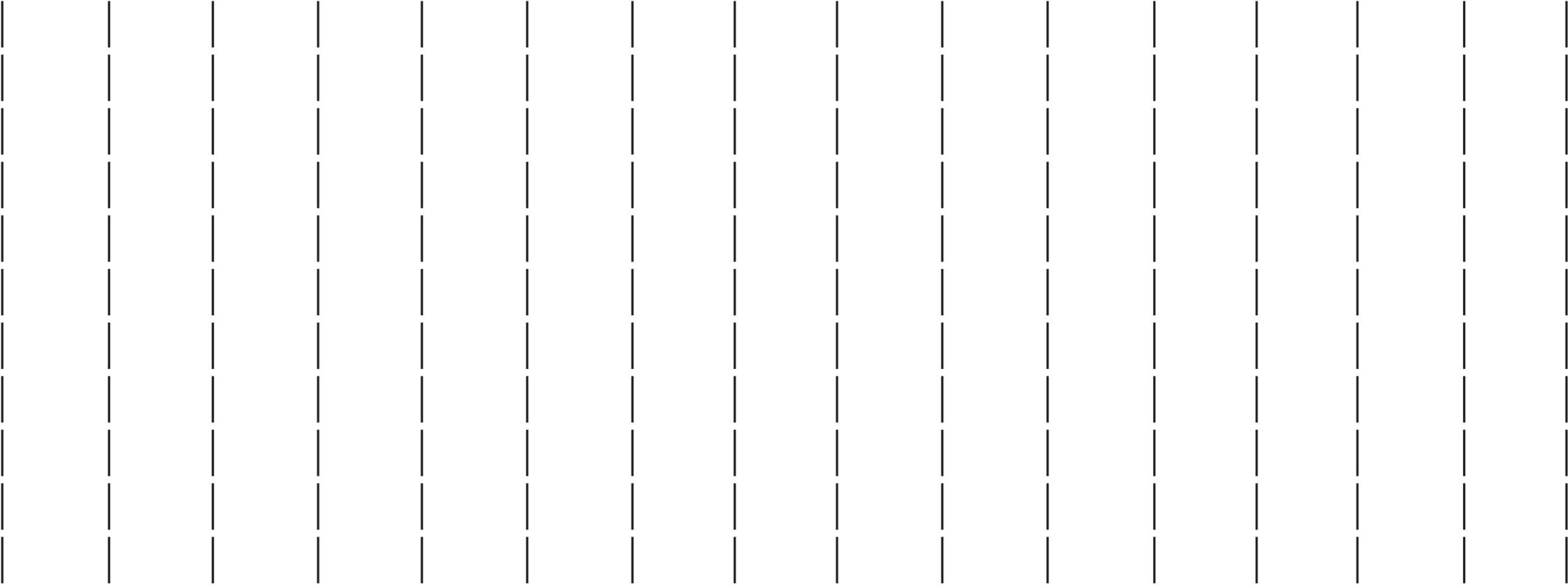
CONCEPT / STRANDS & BLOCKS IN ELEVATION

LAB MODULE + STRUCTURAL GRID



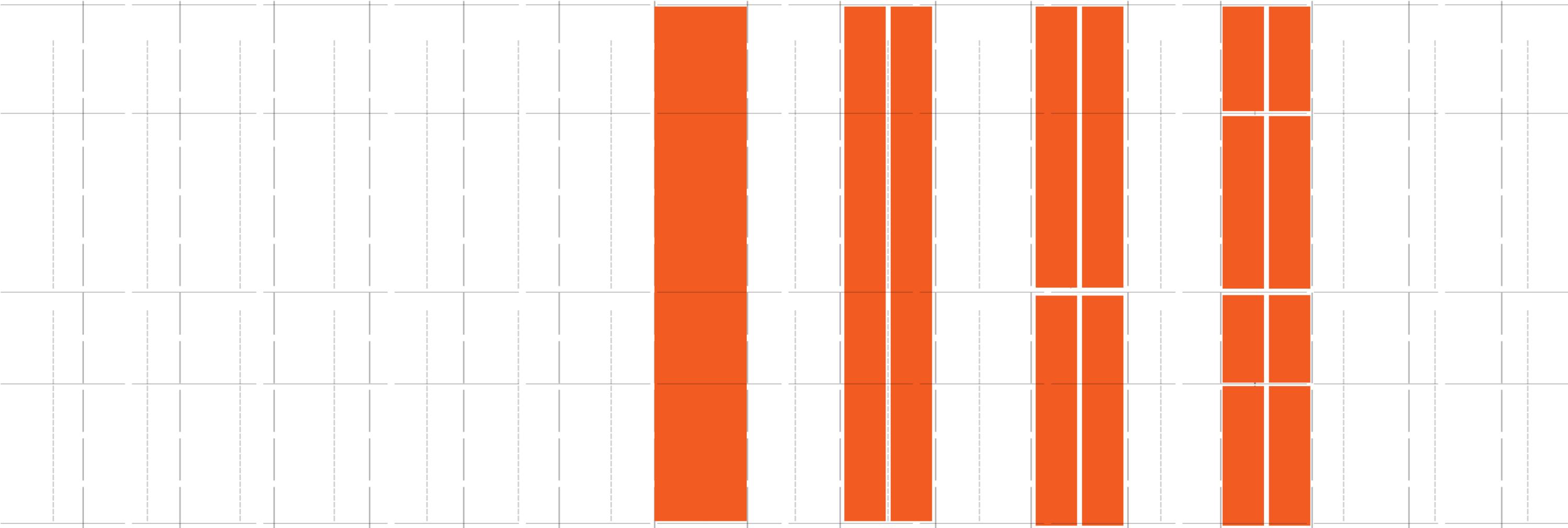
CONCEPT / STRANDS & BLOCKS IN ELEVATION

PRIMARY SOLAR SHADING STRANDS

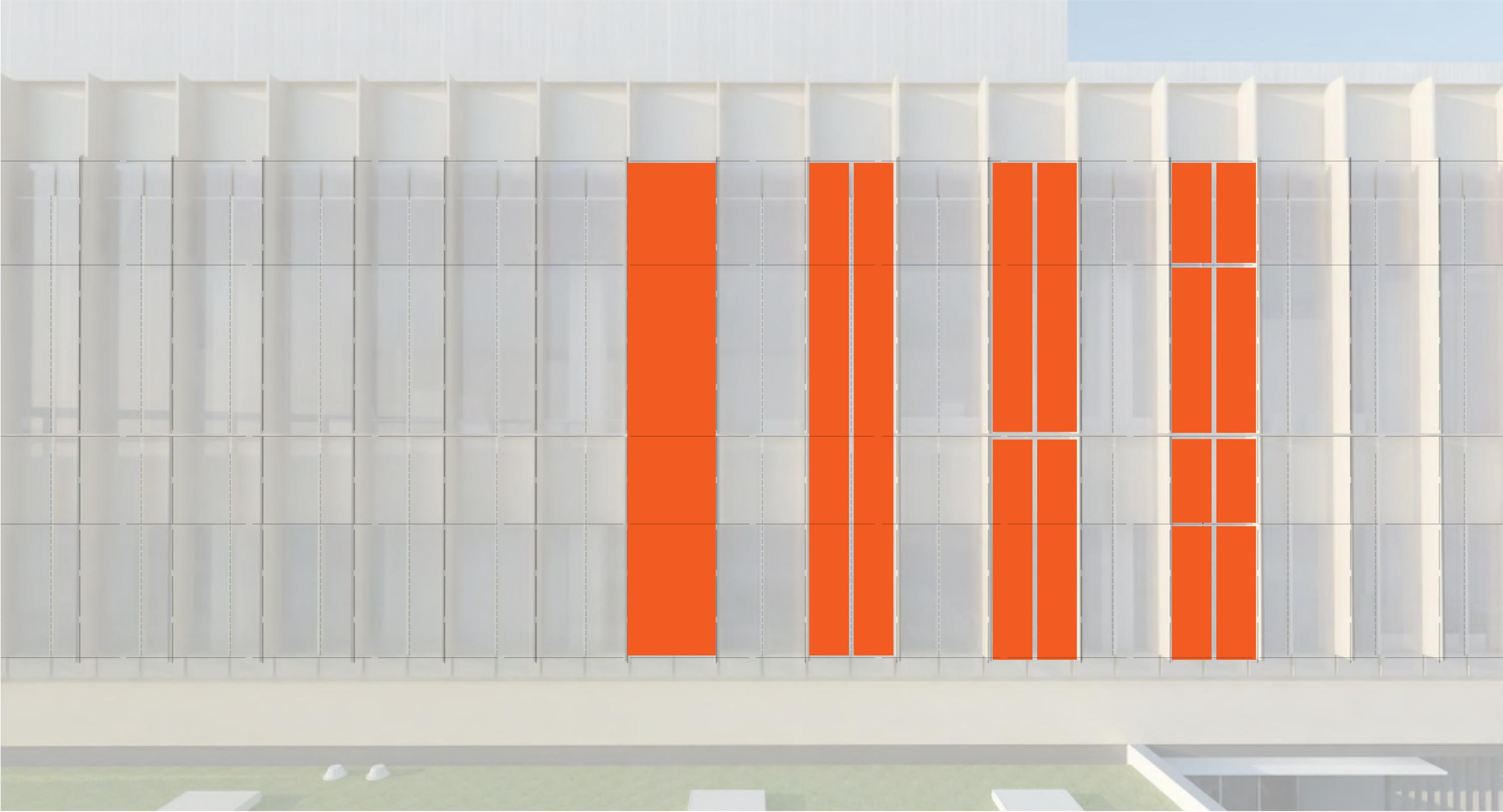


CONCEPT / STRANDS & BLOCKS IN ELEVATION

BLOCKS REFINEMENT



CONCEPT / STRANDS & BLOCKS IN ELEVATION



ELEVATION



NEXT STEPS - MAIN ENTRY



MATERIALS



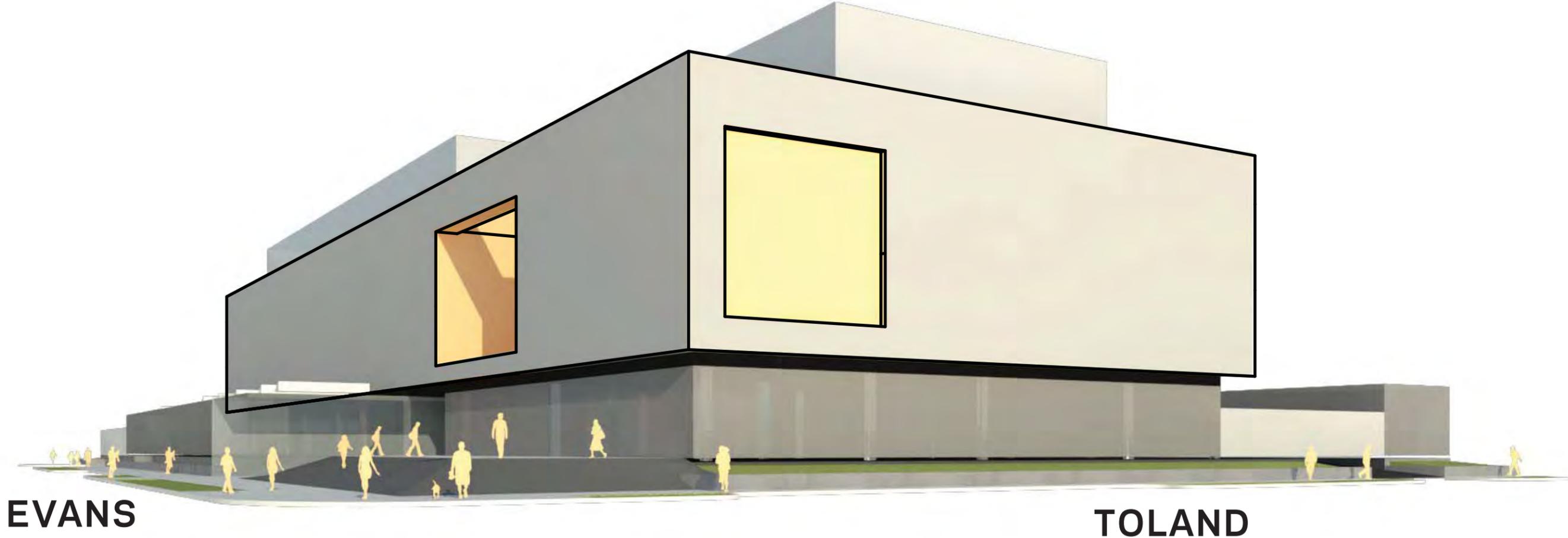
DURABLE

AFFORDABLE

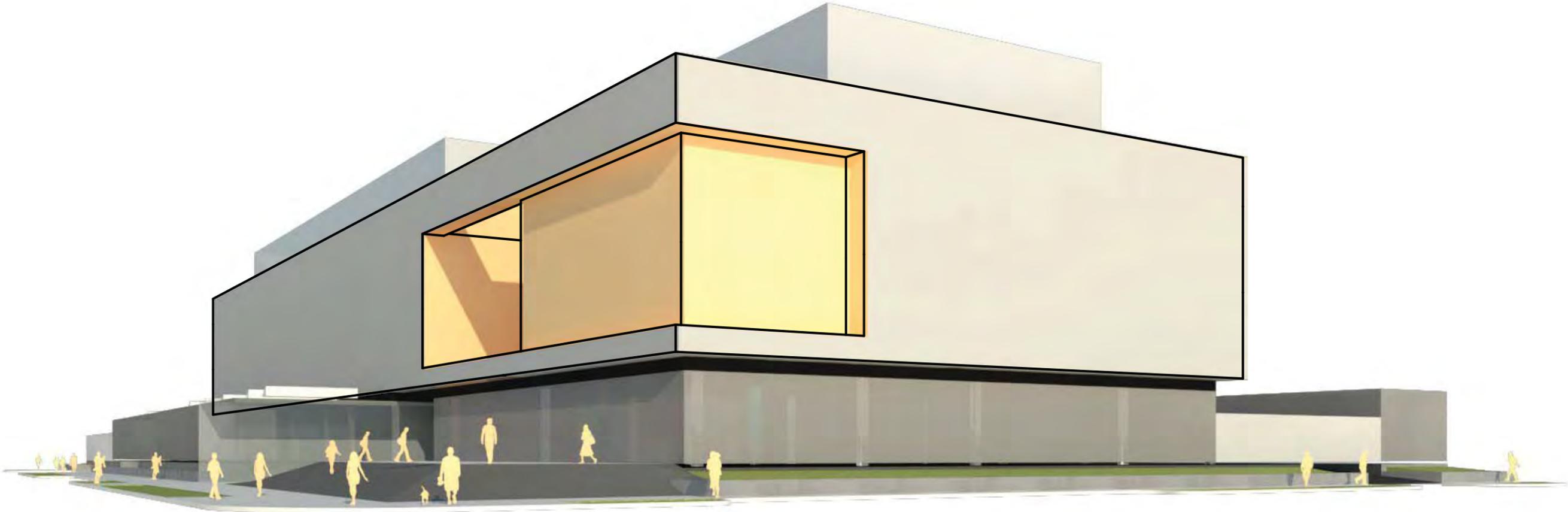
TIMELESS SIMPLICITY



CORNER APERTURE - PORTALS

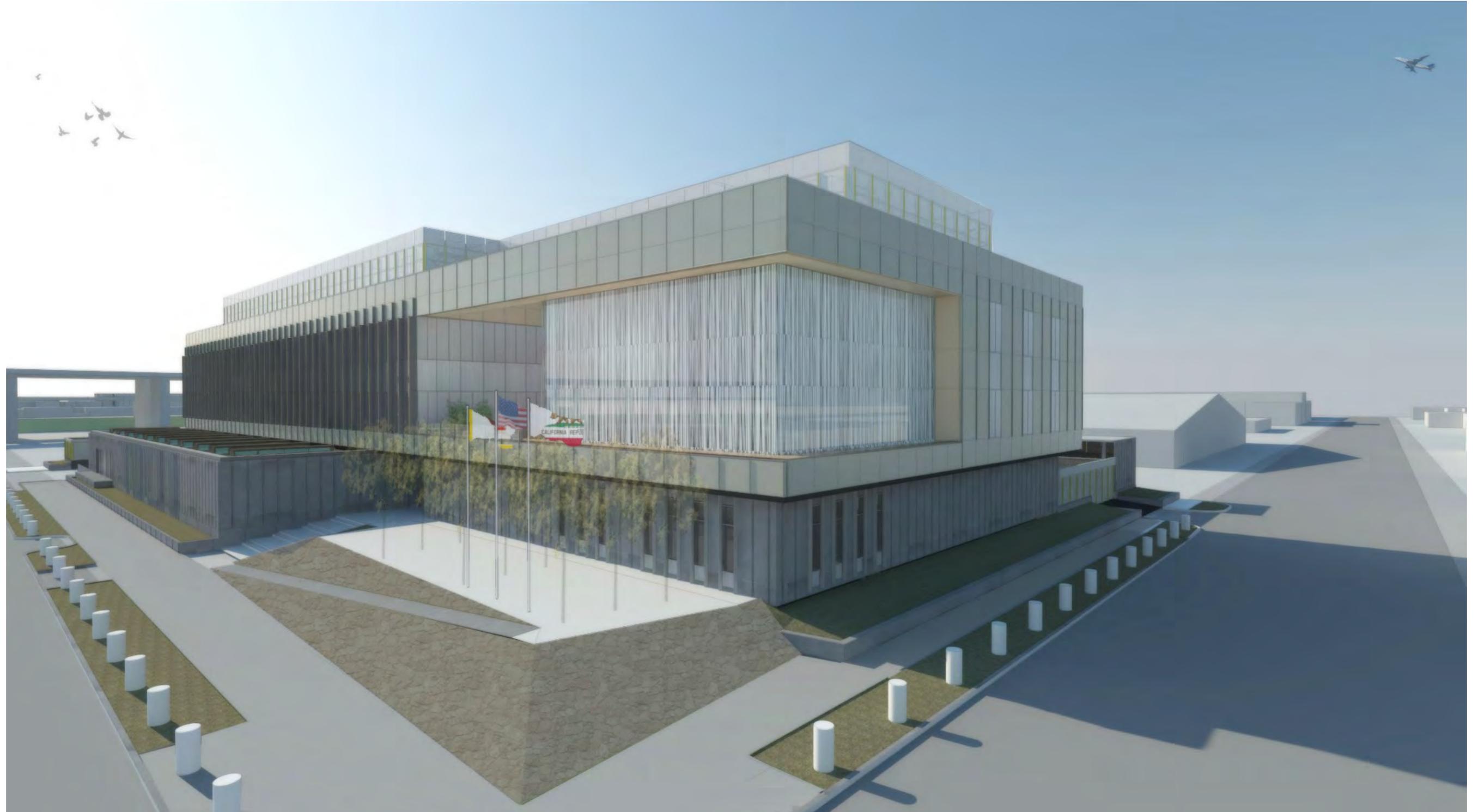


CORNER APERTURE - DISCOVERY



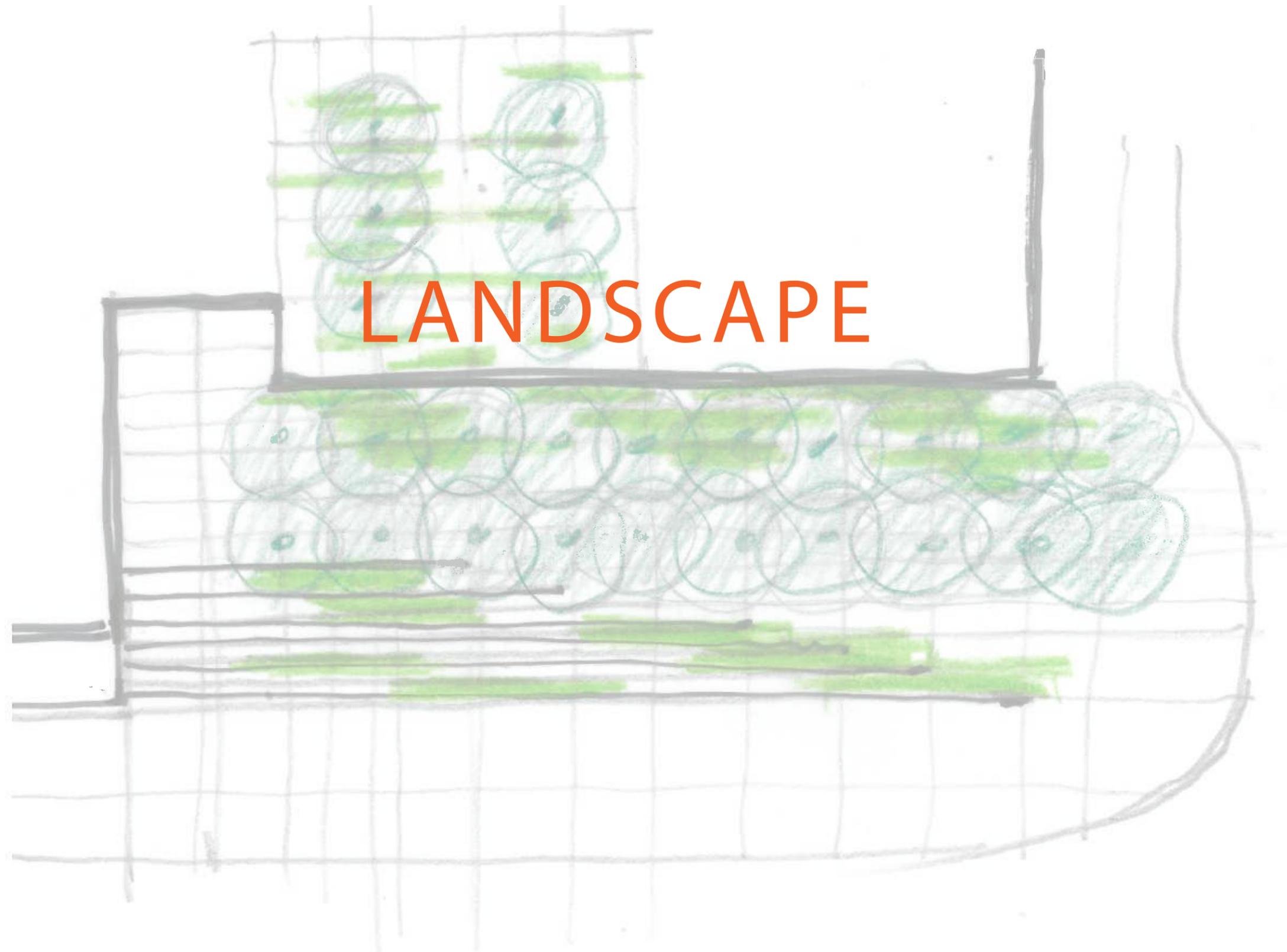
5 - POINT INTERSECTION

EAST PERSPECTIVE



WEST PERSPECTIVE





LANDSCAPE



SHORELINE MORPHOLOGY

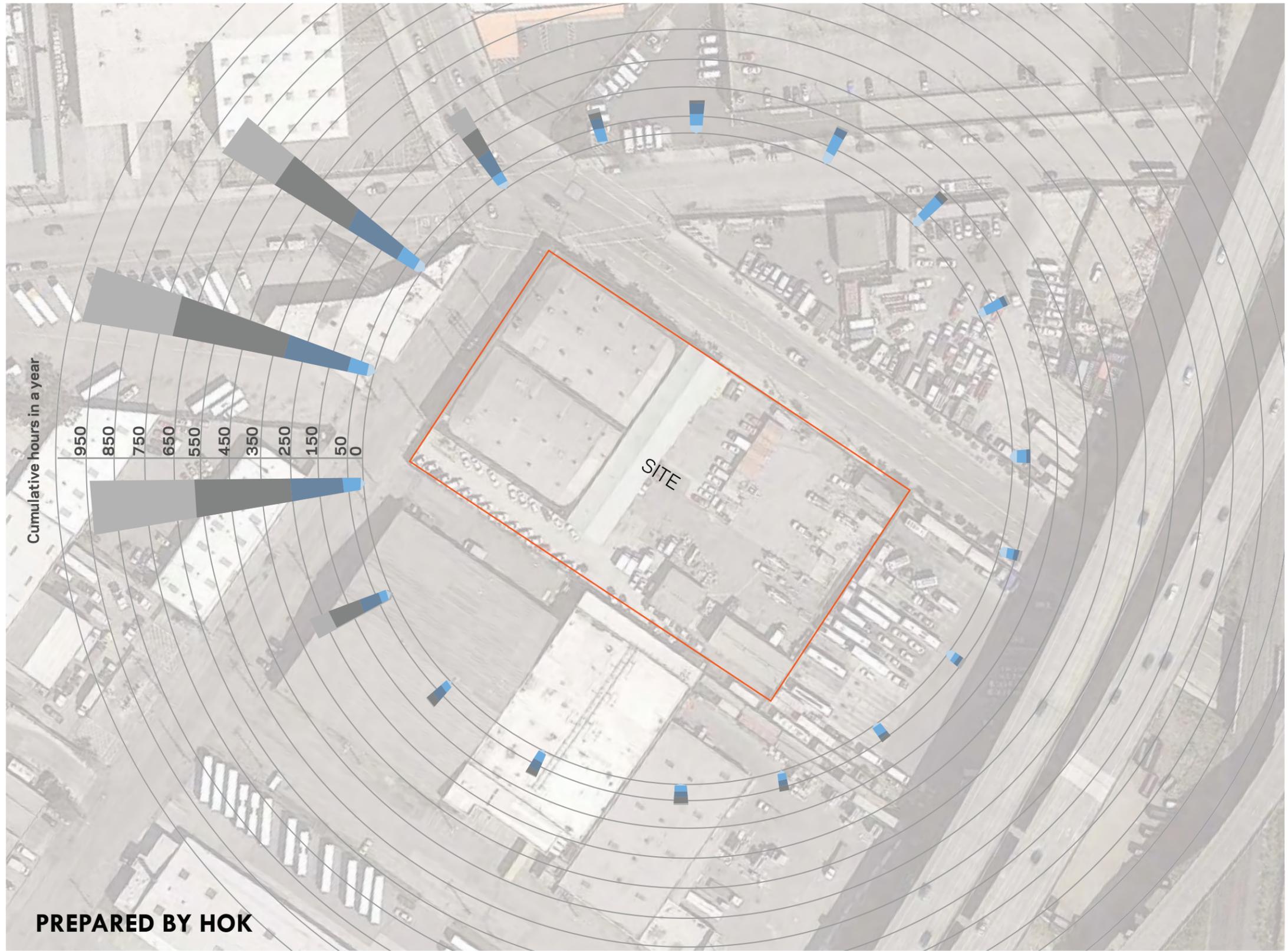


-  SITE
-  SHORELINE GROWTH (SINCE 1906)
-  FORMER WATER WAYS

PREPARED BY HOK

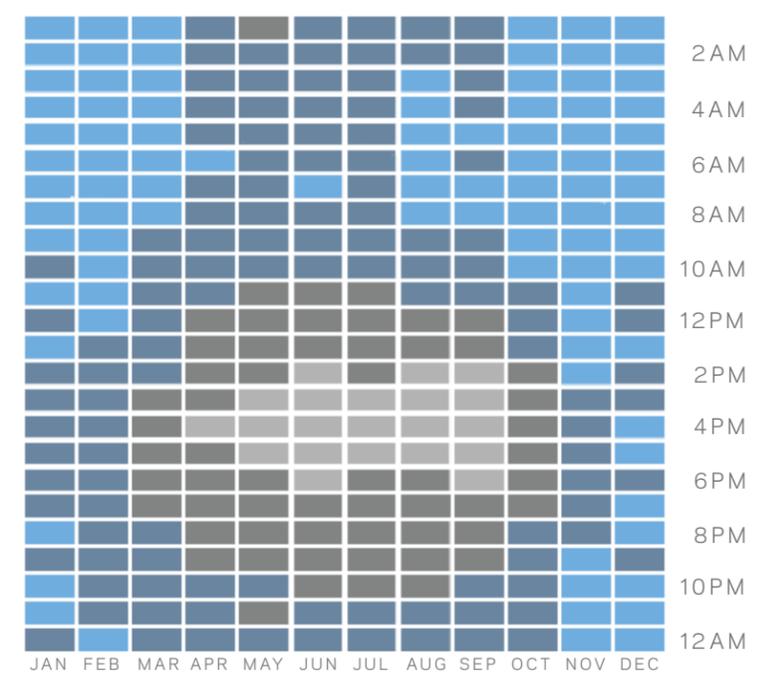
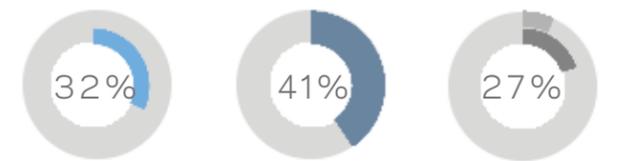


WIND



PREPARED BY HOK

WIND SPEED



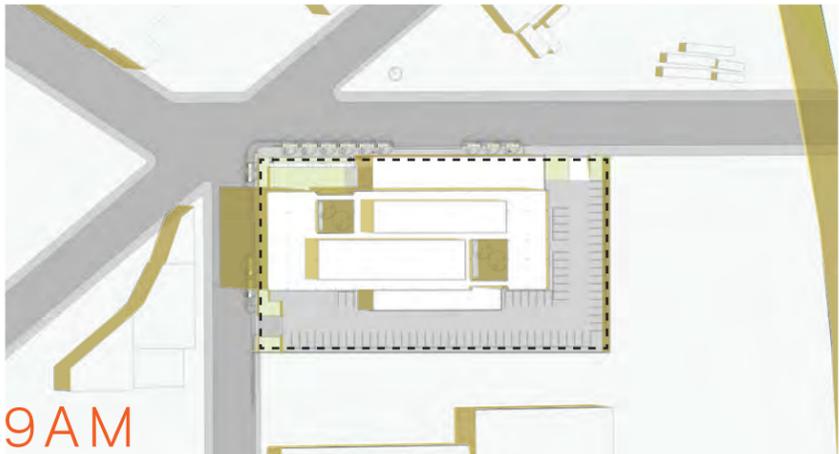
MPH

<3.6	CALM
3.6 7.6	LIGHT
7.6 12.3	GENTLE
12.3 17.9	MODERATE
>17.9	STRONG

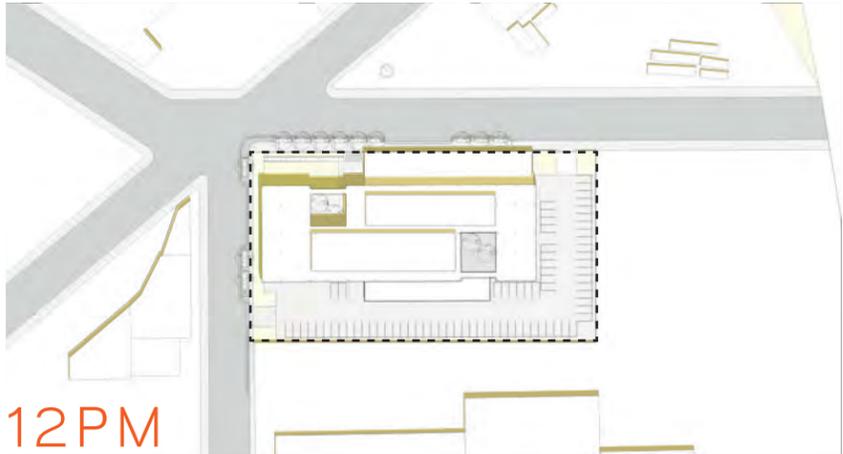


SUN / SHADE ANALYSIS

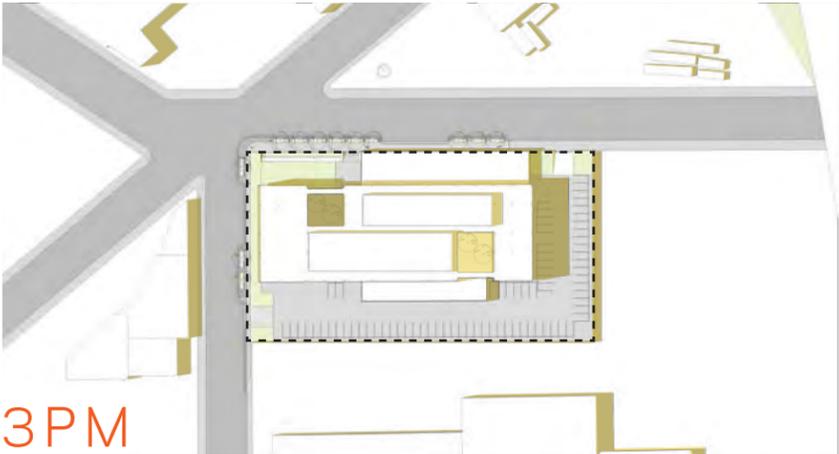
JUNE 21



9 AM

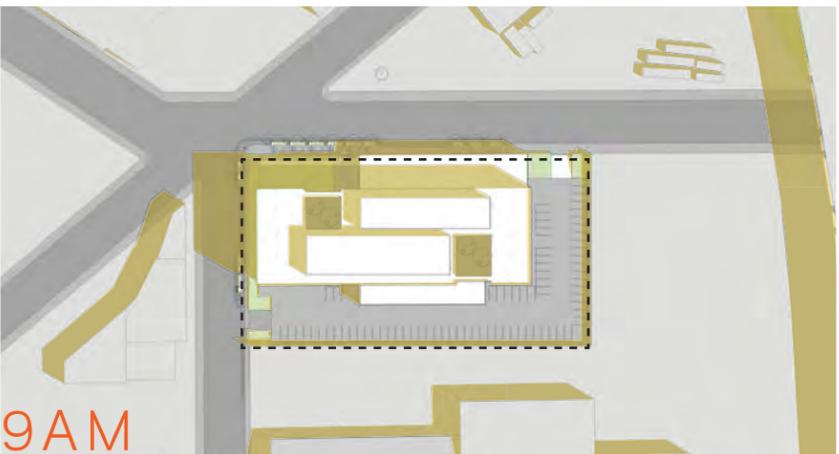


12 PM

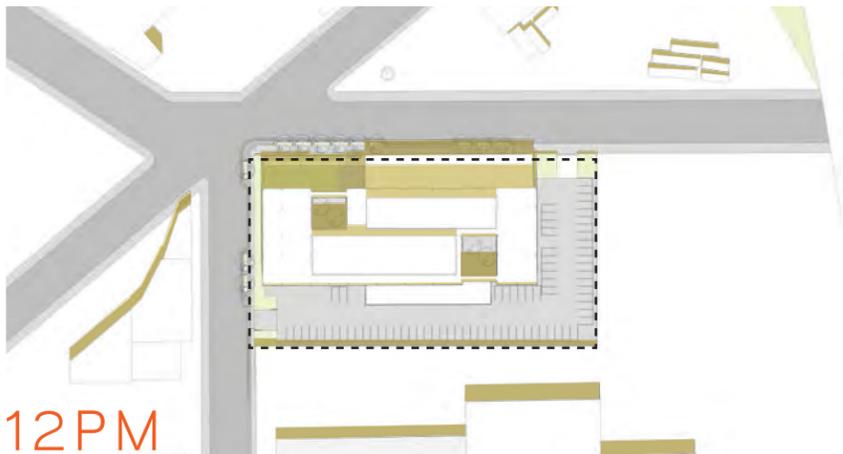


3 PM

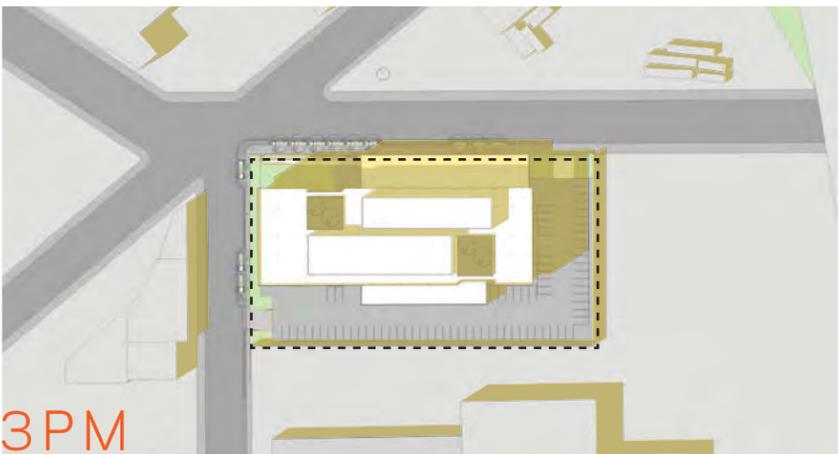
SEPTEMBER 21



9 AM

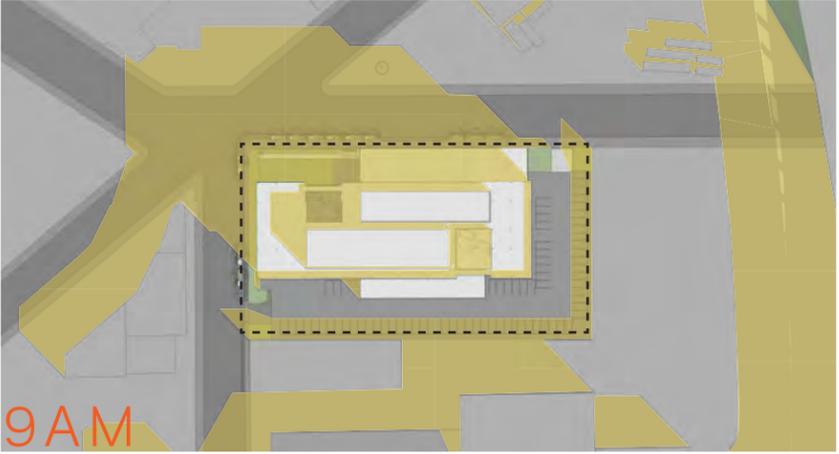


12 PM

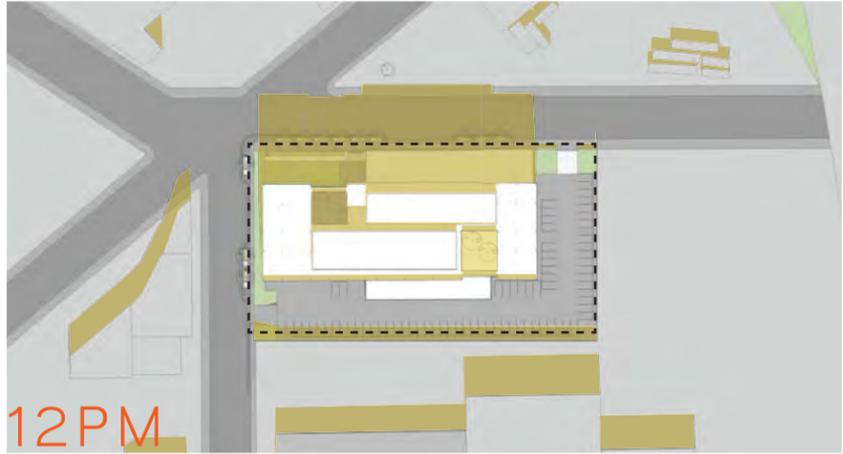


3 PM

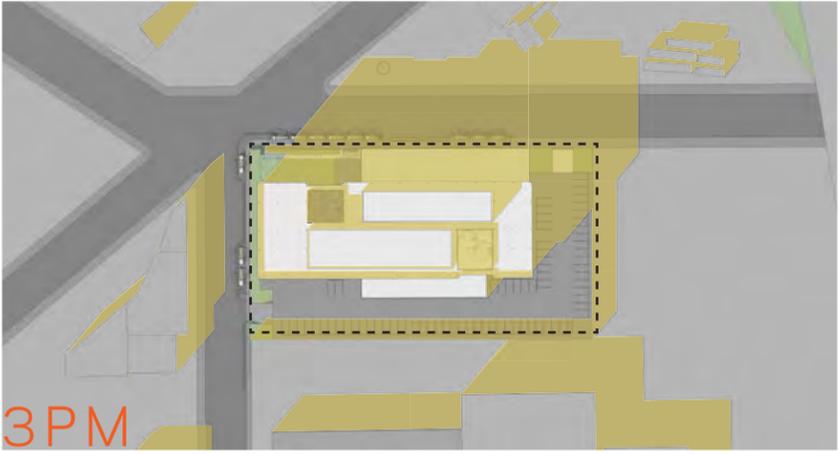
DECEMBER 21



9 AM



12 PM



3 PM



PREPARED BY HOK



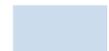
SF Traffic Company & Forensic Services Division Facility

NOISE ANALYSIS



 SITE
 ISLAIS CREEK CHANNEL

NOISE LEVELS (Ldn)

-  ABOVE 70
-  65 - 70
-  60 - 65
-  55 - 60
-  50 - 55



PREPARED BY HOK

CONTEXT / SURROUNDING NEIGHBORHOODS



- SITE
- NEIGHBORHOOD
- LIGHT INDUSTRY AREA

PREPARED BY HOK



CONTEXT / NEIGHBORHOOD GREENING OPPORTUNITIES



STREET TREES

GREEN NODES

SITE AS A GREEN NODE

The stretch of upper Evans from Cesar Chavez to the project site is devoid of vegetation. The prominent position of the site at the corner of this busy 5-way intersection is an opportunity to create a green exclamation point that marks the entry to the corridor.



CONTEXT / EXISTING CONDITIONS



PROJECT SITE



EVANS - 5 WAY INTERSECTION



TOLAND ST



NAPOLEON ST

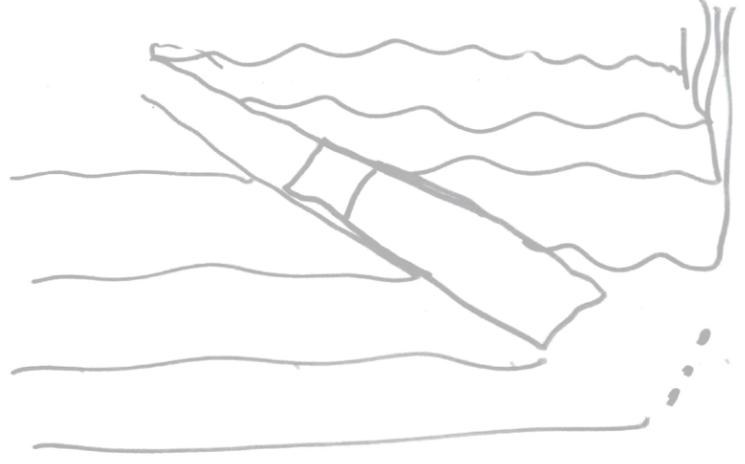
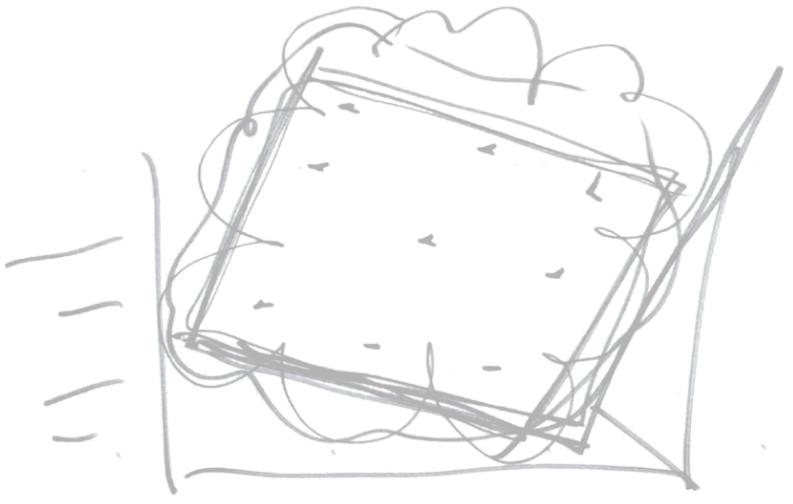


TOLAND ST



EVANS & 280

ENTRY TERRACE



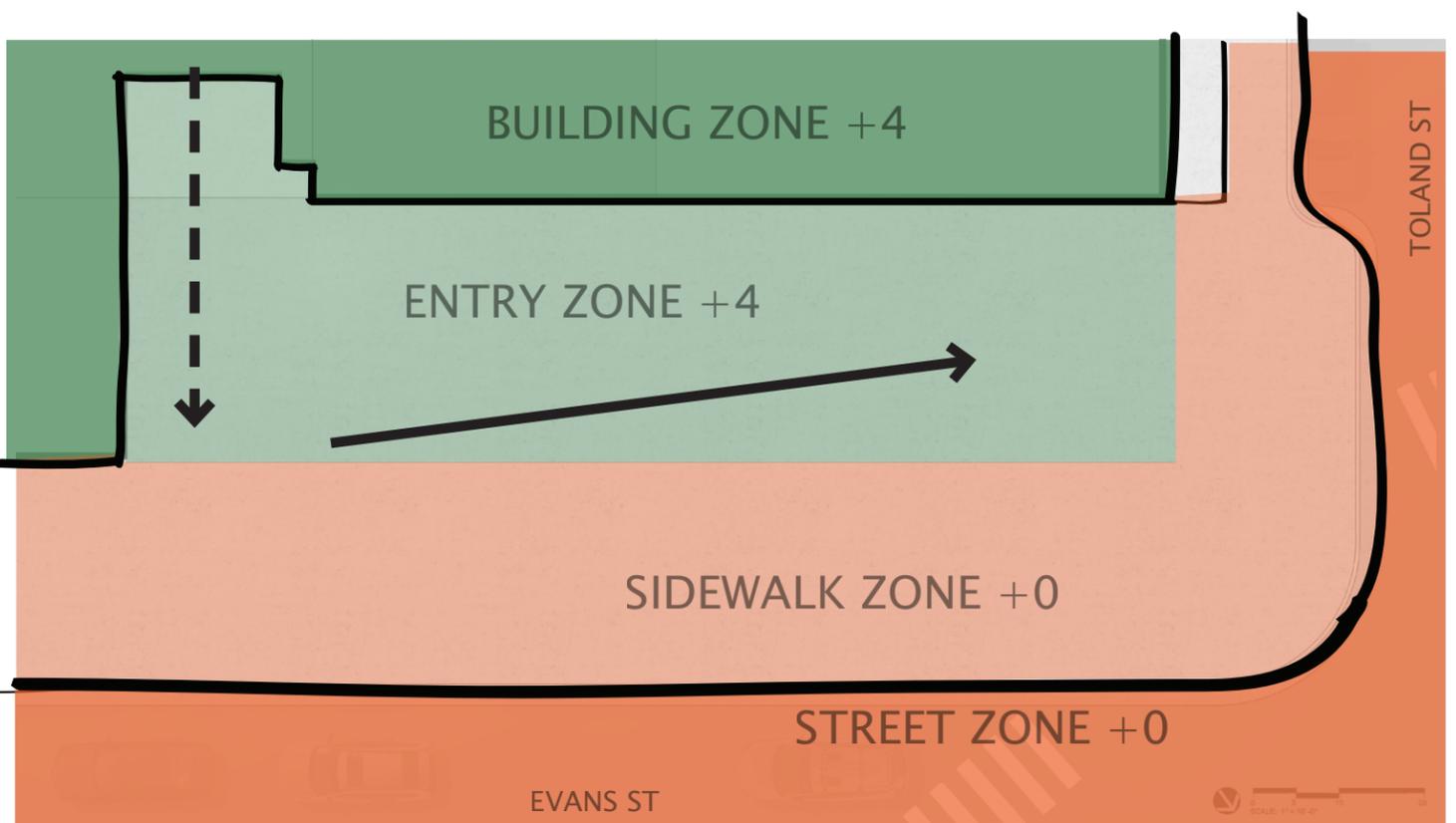
PROW IDEOGRAM : ELEVATED



RESPONSIVE

There is a spatial separation on the site between the public entrance and street which is a factor of surrounding environmental conditions and could have consequential social design implications. By raising the arrival court we create a space that becomes an extension of the architecture. This elevated terrace space becomes the statement edge condition that discourages undesirable social activities while also reducing noise pollution from adjacent traffic volumes.

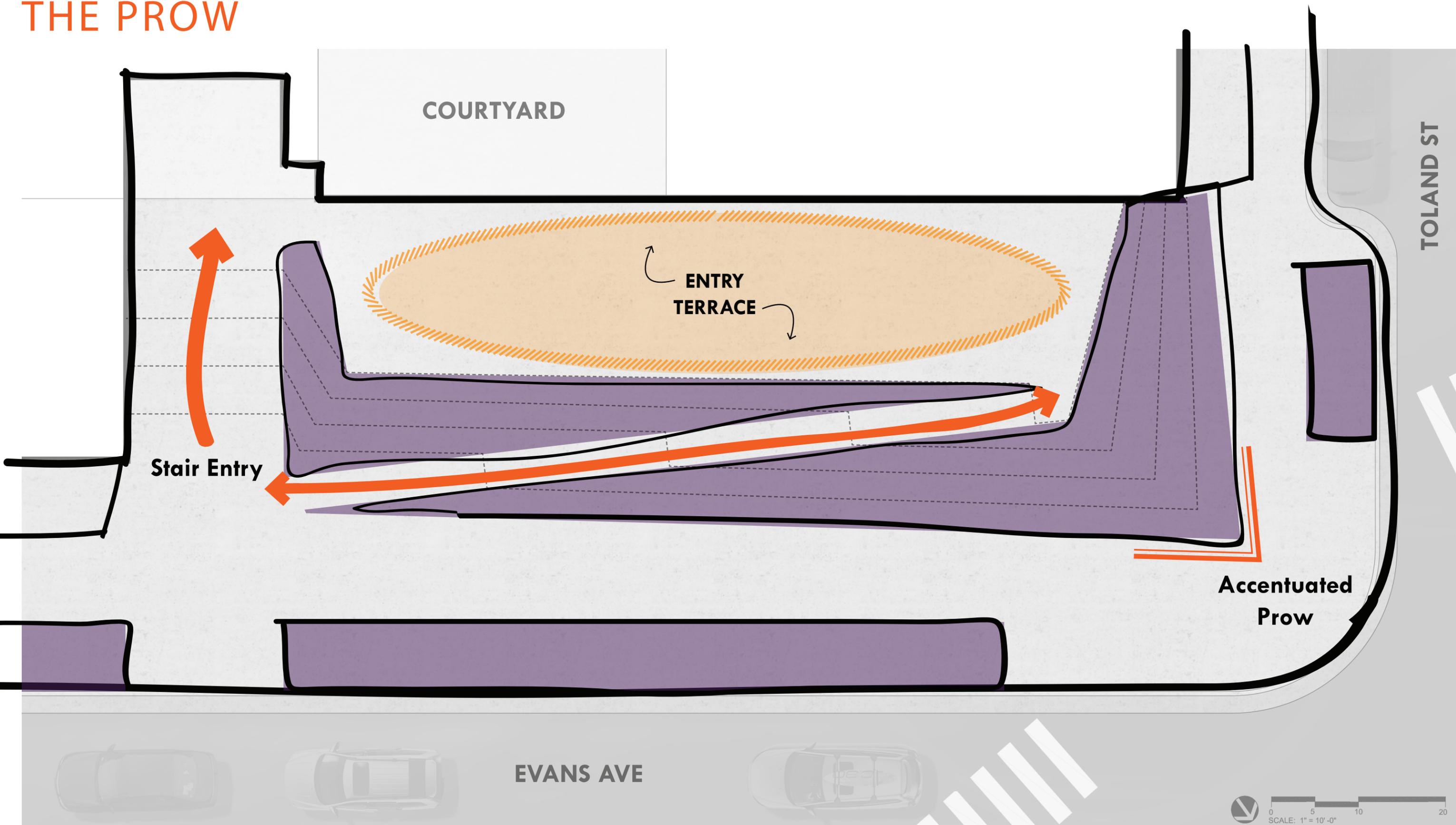
SOCIAL ZONING



AT THE STREET
creates an entry zone that is part of the sidewalk and is associated with street activities

VISUAL + ELEVATED
creates a terrace that becomes a part of the building activity

THE PROW



THE PROW



RACE STREET PIER : PHILADELPHIA : FIELD OPERATIONS



SAN BERNARDINO COURTHOUSE : TLS

ALTERNATIVES



TERRACED DIAGONAL



THE PROW

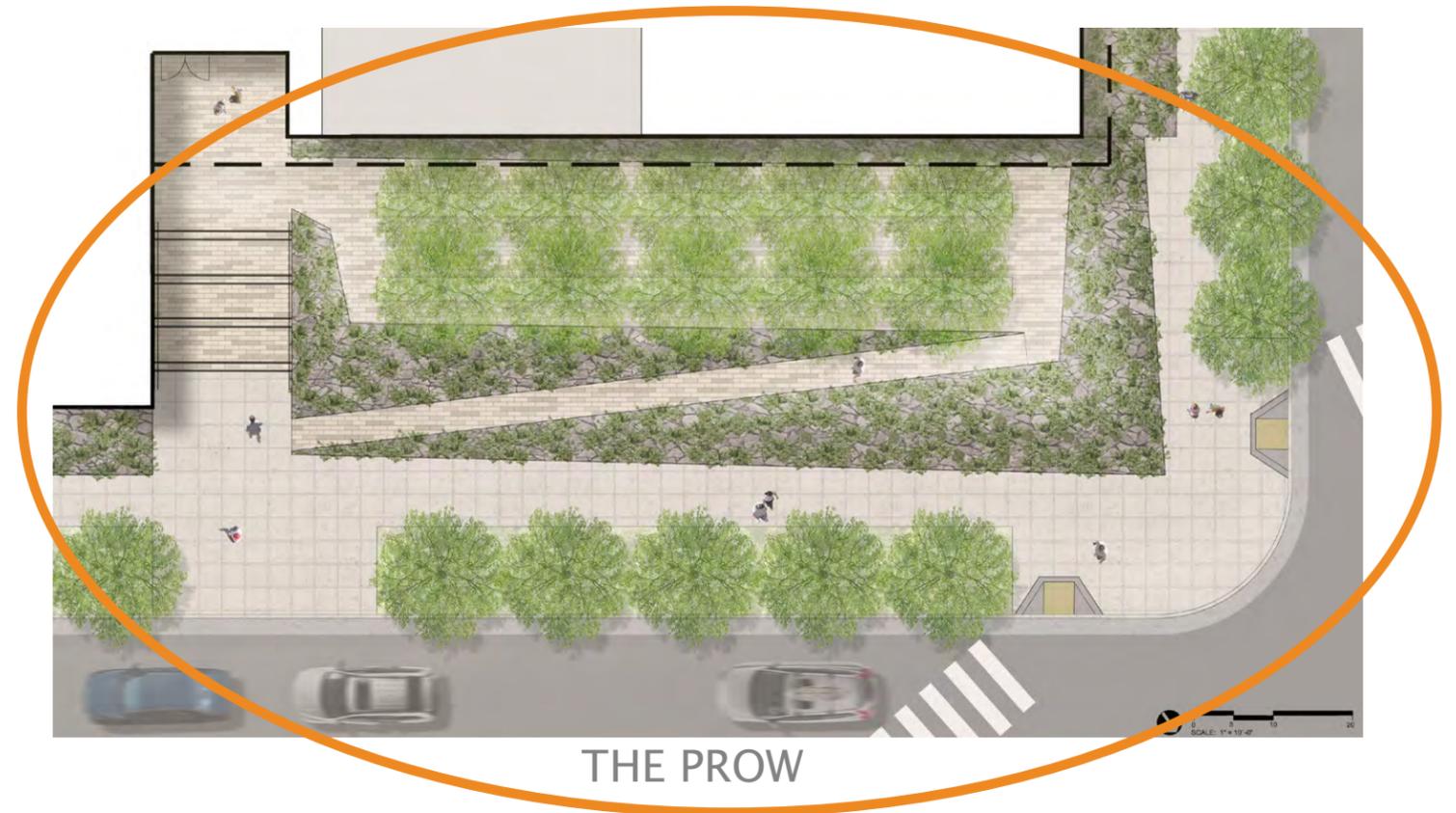


PLANES

SELECTED ALTERNATIVE

CLIENT COMMENTS (8/11/16):

- Would like there to be high visual appeal to the entry terrace, both from the street side and the building side.
- Likes the textured stone material a lot.
- Prefers Scheme #2 for the following reasons:
 - Recognizing that the project's neighborhood may change over time, likes the social evolution potential of #2.
 - This building will be hosting members of the public including: District Attorneys, lawyers and other forensic experts who will be coming through the front door. The entry terrace should appeal to them and be a welcoming space. The raised terrace in scheme #2 makes it more civic than the others.
- Generally interested in creating a very nice building & landscape that will help attract and retain the best forensic scientists. The project should reflect the high investment being put into new laboratory equipment.

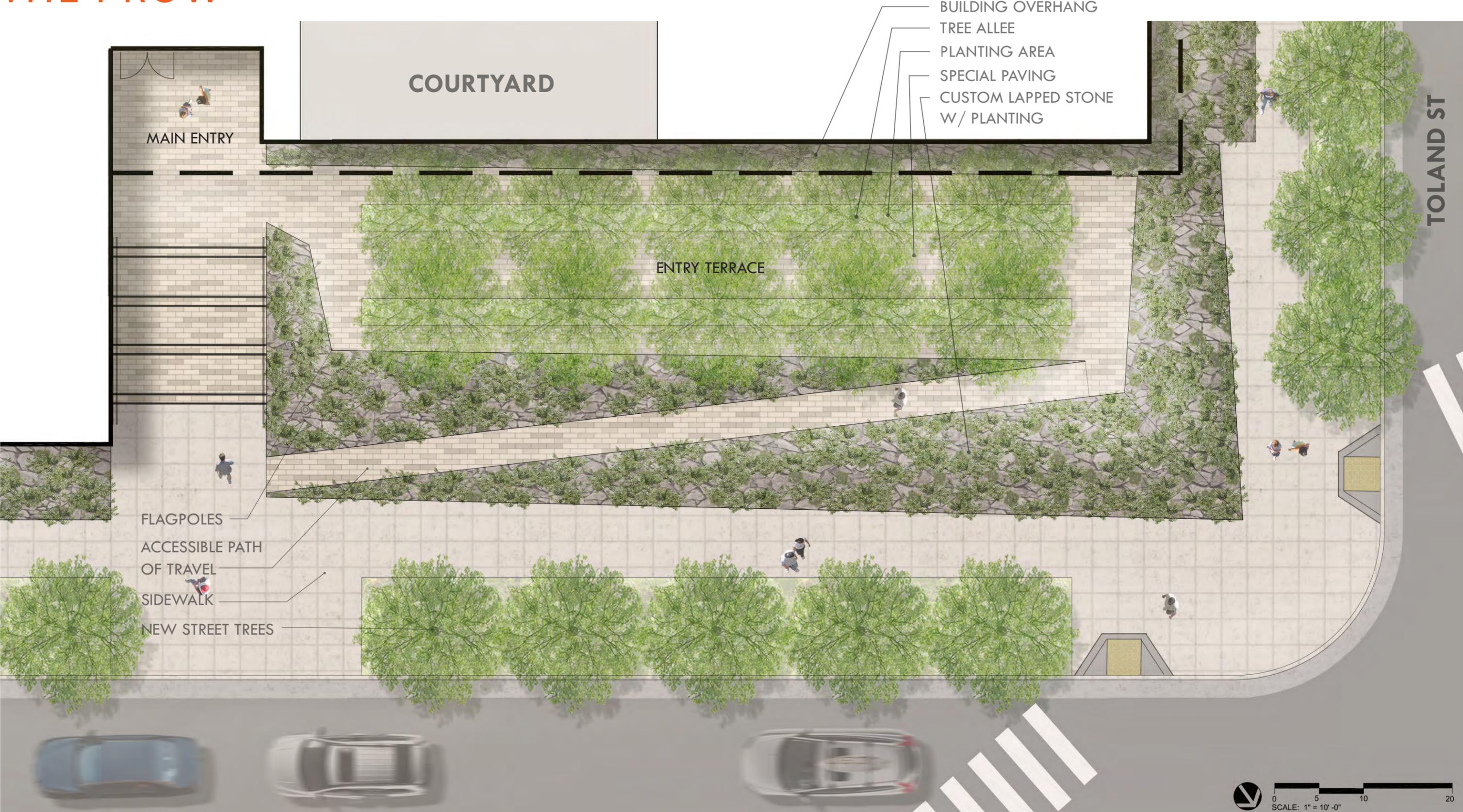


COMMISSIONER COMMENTS (8/15/16):

- Feedback from the committee was generally positive, noting that all the schemes were “handsome” and that it was “really interesting work”.
- Public Works noted that the streetscape elements would add to the general greening of Evans and that the terrace would serve as a green node coming down Evans from Cesar Chavez Street.
- Commissioner Stryker commented that the entry terrace will definitely be a green exclamation point on the corner, regardless of which scheme moves forward and agreed with the client and noted a preference for Scheme #2.



THE PROW



THE PROW



THE PROW



EAST ELEVATION



SITE PLAN



EVANS AVE

TOLAND ST

NAPOLEAN ST



SF Traffic Company & Forensic Services Division Facility